

BRAVA - STRATA PLAN BCS 1172

VENUE:

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

**STRATA COUNCIL
2006 / 2007**

PRESIDENT

Jane Hidalgo

**VICE-PRESIDENT /
LANDSCAPING**

Kalan Milley

TREASURER /

BUILDING MAINTENANCE

Mike Emri

BYLAWS & RULES

Kevin Redl

SECURITY

Dan Payne

SOCIAL

Ying Ying Lee

COMMERCIAL

Dr. Quan

STRATA MANAGER

Tanya Millage

BAYWEST MANAGEMENT

300 - 1770 BURRARD ST.
VANCOUVER, BC V6J 3G7

Phone: 604-257-0325

Direct Line: 604-714-1530

Direct Fax: 604-592-3694

Email: tmillage@baywest.ca

RESIDENT MANAGER

Randie Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464

Fax: 604-488-5462

4th Floor-1155 Seymour St.

CONCIERGE / SECURITY

604-782-4149

PRESENT:

Kalan Milley
Mike Emri
Jane Hidalgo
Ying Ying Lee
Dr. Quan
Kevin Redl

REGRETS:

Dan Payne

Tanya Millage, Baywest Management Corporation
David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Strata Manager, Tanya Millage. A quorum was established.

1.1 DETERMINATION OF COUNCIL POSITIONS

Elected Council Officials decided to hold the following positions for the 2006/07 fiscal year:

President – Jane Hidalgo
Vice President & Landscaping – Kalan Milley
Treasurer & Building Maintenance – Mike Emri
Bylaws & Rules – Kevin Redl
Security – Dan Payne
Social – Ying Ying Lee
Commercial – Dr. Lan Quan

(2) ADOPTION OF PREVIOUS MINUTES

It was Moved and Seconded to adopt the minutes of the February 1, 2006 Council Meeting as distributed. **CARRIED**

(3) FINANCIAL BUSINESS

3.1 FINANCIAL STATEMENTS

The Manager reported that the Strata Corporation was in a positive financial position at the end of February, and a healthy surplus was obtained. However, several maintenance and repair items were undertaken in March and it is expected that the year-end may see a deficit due to these expenditures.

It was moved and seconded to adopt the January 30 and February 28, 2006 financial statements as

distributed. **CARRIED**

3.2 ACCOUNTS RECEIVABLE

The Manager reported that the accounts receivable totaled just over \$25,000 as of the date of the meeting. Two liens were also placed after the last meeting, and it was noted that an additional lien would be placed against another strata lot that is in serious arrears.

Owners are once again reminded that Strata fees are due on the first of every month, without invoice. 10% interest will be charged on late payments. Additionally a lien will be placed against the title of strata lots if the strata fees are in arrears for 3 months. The lien charge is \$ 400.00 plus g.s.t. which will be charged to the delinquent owner's account.

Owners are encouraged to set up pre-authorized payment plans and those forms are available from Baywest Management or the site office.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE / DEFICIENCY COMMITTEE

4.1.1 DEFICIENCY WORK

The Manager reported that to date, no response has been received from the Developer with regards to the outstanding deficiencies that Council requested the Developer address. As Council wishes to see these items resolved so that the building may move forward, it was decided to forward a letter to Amacon to request a written commitment on when the items would be completed, or Council will proceed with the work and recover the costs from the Developer. The Developer will be advised that the issues must be resolved in one of these manners, by the next meeting in May.

4.1.2 RAV PROJECT APPRAISAL

The Manager reported that the independent appraisal of the RAV funding is underway. The appraiser advises that the appraisal should be complete by the middle of May. An update will therefore be provided at the June meeting.

4.1.3 SPRINKLER HEAD GUARDS

The Manager reported that the contractor that is to install the sprinkler head guards for those that signed up initially, will be undertaken in coming weeks.

Those owners that did not sign up for the head guards are advised that another sign up time will be undertaken later in the year. Several owners have already signed up for the second round of installations, and any additional owners that would like to place their names on the list may contact Tanya Millage at 604-714-1530.

4.1.4 NEW SITE STAFF

Council would like to officially welcome the new Resident Manager, Randie Jantzen. Randie's hours of work are Thursday – Monday, 8:00 am to 4:00 pm daily. Residents may contact the Randie through the site office at 604-488-5464 for day-to-day operational issues such as purchasing cards, booking the elevators or amenities, and other issues that arise.

In addition, Council would also like to welcome Melen Gonzales to the Assistant Manager position. Mr. Gonzales will be filling the role that Jones held, until Jones returns in a few months. Melen's hours of work are Monday – Friday, 8:30 am to 4:30 pm daily.

4.1.5 INSURANCE RENEWAL

Council received the renewal terms for the annual insurance policy that expired on February 28. It is noted that the new policy amount is \$88,593.00, which is a 20% increase from last year. The increase is due to the substantial increase in value of the building and assets, and the two large insurance claims that occurred during the past year.

The policy has now been renewed, and the first of three premium payments were made from the general bank account, and the balance was paid from the CRF in April, which will then be paid back from the general account over the next several months. Both Council and the Manager will endeavor to have the renewal date changed at the next renewal time, as this will assist with funding.

4.1.6 GAS RATE UPGRADE

In follow up to the previous minutes, Council received a suggestion from Terasen Gas that would move the Strata Corporation to a different rate that could see the building save up to \$5,600 in gas costs annually. As the suggested rate would require that the gas meter be monitored through a phone line, a quote of \$1,100 plus GST was received from Webb Electronics for running the line into the office fax line. It was then moved and seconded to accept the quote from Webb, and the rate change from Terasen.

CARRIED

4.2 SECURITY COMMITTEE

The Security Committee did not provide a formal report.

4.3 LANDSCAPING COMMITTEE

No report was provided from the landscaping committee, but the new Landscaping Chair will meet with the contractor to review previous suggestions for upgrades to various areas.

In addition, Council reviewed a proposal from an owner who is part of the Downtown Street Improvement. The owner provided Council with the cost of sponsoring hanging baskets for in front of the towers. VIFF and the commercial have committed to sponsoring baskets already. While Council feels the baskets are of definite benefit to the area, regrettably the residential section is unable to afford the \$1,100 at this time. However, a sufficient amount will be budgeted for next year so that the building may participate in this street beautification.

4.4 SOCIAL COMMITTEE

The new Social Chair stated that she is looking forward to planning social events for the building, and will start by planning a summer pool party. An update on the plans will be provided at the next meeting.

4.5 BYLAWS & RULES COMMITTEE

The Bylaws Chair advised that he would review the current bylaws through this year and make suggestions of possible changes for proposal at the next AGM.

In accordance with the Pet Bylaw that was approved by owners at the recent AGM, all residents are

RISK OF DAMAGE TO PROPERTY BELOW, FIRE AND THE SAFETY OF OTHER RESIDENTS IS AT RISK FROM THESE ACTIVITIES. If it is determined where items are being thrown from, fines will be levied. In addition, the Manager advised that another resident with a large patio has lost two tenants due to garbage and other items being thrown down onto the patio. The owner is requesting that Council consider an awning for his patio. After consideration, Council determined that the awning will not prevent items from falling onto the patio, and in fact may cause further damage if items land on the device. However, if the owner wishes to install the awning at his own cost, he will be encouraged to submit a plan and acceptance of all costs to Council for approval.

(6) NEW BUSINESS

6.1 HOT WATER ISSUES

The Manager reported that ongoing issues of lack of hot water had been occurring in the lower half of tower A again recently. DMS Mechanical determined that two re-circulation pumps failing caused the source of the latest problem. One was caused by a boiler being shut off and causing damage to the pump, and the other is an electrical issue. One pump is being repaired under warranty, while the other is being repaired at a cost of \$1,200.00.

In addition, most residents are aware that a power outage occurred and caused the boilers to shut down. As the boilers require resetting after a power outage, DMS was called and the system restored. In order to avoid such lengthy boiler shut downs in future, it was decided that the Resident Manager will be shown how to reset the boilers.

6.2 STRATA UNIT REPAIR

The Manager reported that during the vacant period in the Resident Manager's unit, a leak occurred. Amacon has since undertaken all repairs and restoration under the warranty.

6.3 PARKADE POWER WASHING

As most are aware, the first power washing of the parkade was undertaken at the end of March. While the results were not exceptional, the cleaning was an improvement. In future, Council may consider the use of a commercial scrubber to obtain better results. In the interim, the site Management will be hosing the parkade levels on a regular basis to reduce the dust levels in-between.

6.4 EMERGENCY GENERATOR TESTING

The Manager provided Council with a quote from the emergency generator contractor for servicing the generator twice per year. It was decided to proceed with the \$3,150 annual cost to ensure the generator function during power outages.

6.5 WINDOW CLEANING

Council received two quotes for undertaking exterior window cleaning on both towers, the commercial area and VIFF. Both contractors also included an additional cost to remove the concrete splatters from window ledges and frames. While Council is anxious to have the windows cleaned, it was decided to table a decision to the next meeting in order to obtain a response from the Developer on this issue. Council considers the window cleaning to be a deficiency and is requesting that Amacon undertake the cleaning.

reminded that only two pets per strata lot are permitted. Those additional pets that were registered prior to the bylaw being passed are grandfathered.

Residents are also reminded that Council will not accept bylaw infractions pertaining to pets. These include residents not picking up after their pets, residents permitting their pets to use common property as a toilet, or dogs being permitted on common property without being leashed. Upon receiving complaints, warnings and maximum fines will be applied for infractions.

(5) CORRESPONDENCE

Council received a letter from a resident who suggested several items of improvement to security and the running of the building. Most of the resident's suggestions are currently being undertaken, and other suggestions such as upgrading the camera system to colour, are not within the Strata's budget at this time. Items such as improving exterior lighting will be investigated.

Two emails were received from an owner who has been experiencing noise transmission from the gym equipment. In an effort to assist with noise reduction, mats were recently placed under some of the equipment. The owner has since advised that while the mats have improved the situation, there still remains substantial noise. While Council empathizes with the owner, regrettably there is no further action that can be taken.

A letter was received from an owner who wishes to express her regret that Jones Gonzales would be leaving the building. Council advises that Mr. Gonzales will be returning to the building in a number of months.

An email was received from a neighbour across the alley noting that there are exterior areas of Brava that are being used by homeless and drug users. The neighbour suggested that additional lighting or a fence would be possible solutions. Both of these suggestions will be investigated by the Building Maintenance and Landscaping Committees.

Council reviewed a letter of complaint that was received from an owner with respect to the owner of two dogs in the building. The complainant was able to identify the resident through the concierge, and the Manager forwarded a warning letter to the offender. However, the Manager advised Council of a complaint just received from another resident who has witnessed the same dog owner permitting their dog to urinate on the carpet in front of the elevator on their floor. As stated earlier, Council will enforce pet bylaws fully, and it was decided to proceed with levying a fine of \$200.00 against the offending owner. Should further complaints be received, additional fines will be levied.

A detailed email was received from an owner who was reporting an out of control party that was held in the lounge recently. The Manager advised that a letter had been forwarded to the tenant to advise that if further incidents of this nature occur, that residents' ability to use the facilities would be discontinued.

Council discussed an email that was received from an owner who is suggesting that Council investigate the absence of exterior paint on the towers. The owner suggests that the concrete should have received a coating to protect the structural integrity of the buildings. The owner will be advised that many problem free buildings that are located in the downtown area do not have an exterior coating. However, the Strata Corporation will likely be undertaking a building envelope study prior to the warranty expiring so that any such issues would be addressed by the Developer.

Lastly, Council received an email from an owner who is reporting that she is continually removing cigarette butts from her balcony. **RESIDENTS ARE REMINDED ONCE AGAIN, THAT NO DEBRIS, DISCARDED CIGARETTE BUTTS, OR GARBAGE MAY BE THROWN FROM BALCONIES. THE**

RISK OF DAMAGE TO PROPERTY BELOW, FIRE AND THE SAFETY OF OTHER RESIDENTS IS AT RISK FROM THESE ACTIVITIES. If it is determined where items are being thrown from, fines will be levied. In addition, the Manager advised that another resident with a large patio has lost two tenants due to garbage and other items being thrown down onto the patio. The owner is requesting that Council consider an awning for his patio. After consideration, Council determined that the awning will not prevent items from falling onto the patio, and in fact may cause further damage if items land on the device. However, if the owner wishes to install the awning at his own cost, he will be encouraged to submit a plan and acceptance of all costs to Council for approval.

(6) NEW BUSINESS

6.1 HOT WATER ISSUES

The Manager reported that ongoing issues of lack of hot water had been occurring in the lower half of tower A again recently. DMS Mechanical determined that two re-circulation pumps failing caused the source of the latest problem. One was caused by a boiler being shut off and causing damage to the pump, and the other is an electrical issue. One pump is being repaired under warranty, while the other is being repaired at a cost of \$1,200.00.

In addition, most residents are aware that a power outage occurred and caused the boilers to shut down. As the boilers require resetting after a power outage, DMS was called and the system restored. In order to avoid such lengthy boiler shut downs in future, it was decided that the Resident Manager will be shown how to reset the boilers.

6.2 STRATA UNIT REPAIR

The Manager reported that during the vacant period in the Resident Manager's unit, a leak occurred. Amacon has since undertaken all repairs and restoration under the warranty.

6.3 PARKADE POWER WASHING

As most are aware, the first power washing of the parkade was undertaken at the end of March. While the results were not exceptional, the cleaning was an improvement. In future, Council may consider the use of a commercial scrubber to obtain better results. In the interim, the site Management will be hosing the parkade levels on a regular basis to reduce the dust levels in-between.

6.4 EMERGENCY GENERATOR TESTING

The Manager provided Council with a quote from the emergency generator contractor for servicing the generator twice per year. It was decided to proceed with the \$3,150 annual cost to ensure the generator function during power outages.

6.5 WINDOW CLEANING

Council received two quotes for undertaking exterior window cleaning on both towers, the commercial area and VIFF. Both contractors also included an additional cost to remove the concrete splatters from window ledges and frames. While Council is anxious to have the windows cleaned, it was decided to table a decision to the next meeting in order to obtain a response from the Developer on this issue. Council considers the window cleaning to be a deficiency and is requesting that Amacon undertake the cleaning.

6.6 WINDOW BLINDS

A Council member reported that he has noted that several units have changed the window coverings within their strata lots. As prior Council approval was not sought, it will be determined which units have changed the coverings and letters will be forwarded to those owners. All owners are reminded that window covering changes that face the exterior of the building, must first receive Council approval.

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 p.m. The next Council meeting was scheduled for Thursday, May 11, 2006 at 6:30 pm.

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

BRAVA - STRATA PLAN BCS 1172**VENUE:**

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

STRATA COUNCIL**2006 / 2007****PRESIDENT**

Jane Hidalgo

VICE-PRESIDENT /**LANDSCAPING**

Kalan Milley

TREASURER /**BUILDING MAINTENANCE**

Mike Emri

BYLAWS & RULES

Kevin Redl

SECURITY

Dan Payne

SOCIAL

Ying Ying Lee

COMMERCIAL

Dr. Quan

STRATA MANAGER

David Parsons

BAYWEST MANAGEMENT**300 - 1770 BURRARD ST.****VANCOUVER, BC V6J 3G7**

Phone: 604-257-0325

Direct Line: 604-714-1541

Direct Fax: 604-592-3699

Email: dparsons@baywest.ca**RESIDENT MANAGER**

Randie Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464**Fax: 604-488-5462****4th Floor-1155 Seymour St.****CONCIERGE / SECURITY****604-782-4149****PRESENT:**

Kalan Milley
Jane Hidalgo
Lan Quan
Ying Ying Lee
Mike Emri

REGRETS:

Dan Payne
Kevin Redl

Tanya Millage, Baywest Management Corporation
David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Strata Manager, Tanya Millage. A quorum was established.

1.1 GUEST - OWNER OF #303A

The owner of unit #303A had requested a hearing of Council to discuss the noise issue that exists from the gym. The owner stated that while he enjoys his home at Brava, the noise from the machines in the gym is becoming too much to bear. The owner provided documentation on noise reduction and requirements of Stratas' with regards to satisfying noise issues for owners that only wish to maintain peace and enjoyment of their homes. The owner made three suggestions for addressing the noise of the gym: reducing the opening hours of the facility, upgrading the flooring including the installation of additional mats, and/or moving some of the machines.

After the owner departed the meeting, Council discussed the issue at length and due to the extreme distress of the owner, it was decided to contract the fitness equipment company to place the treadmills where the bikes are currently and to move the bikes to the current treadmill location. The contractor will also place additional mats under the treadmills. It is thought that this solution will satisfy the noise requirements, and provide the owner with satisfaction.

1.2 GUEST - SMARTFILMS

At Council's request, a representative of Smartfilms made a brief presentation to Council with regards to window coatings that are available to owners wishing to reduce overheating within their units. This is an issue for townhouse owners and many units that face south.

After departure from the meeting, it was decided that the Vice-President will investigate the coatings further. If Council is to approve a certain coating, it is important that the coating be aesthetically pleasing from the exterior of the building. A report will be provided at the next meeting.

(2) ADOPTION OF PREVIOUS MINUTES

It was Moved and Seconded to adopt the minutes of the April 12, 2006 Council Meeting as distributed. **CARRIED**

(3) FINANCIAL BUSINESS

3.1 FINANCIAL STATEMENTS

The Treasurer advised that he had only just received the March year end statements and therefore a report was not possible for this meeting. However, the Manager did note that the residential section of the Strata Corporation ended the 2005/06 fiscal year with at \$17,000 deficit. In accordance with the Act, the deficit will have to be eliminated through surplus in this current year. This will require prudent spending of the building to ensure that special assessments are not required to eliminate the deficit at the end of the year.

3.2 ACCOUNTS RECEIVABLE

The Manager reported that the accounts receivable totaled \$24,209 as of the date of the meeting. There are a total of seven strata lots that currently have liens placed, and it was noted that two liens would be placed against additional strata lots that are in serious arrears.

Owners are once again reminded that Strata fees are due on the first of every month, without invoice. 10% interest will be charged on late payments. Additionally a lien will be placed against the title of strata lots if the strata fees are in arrears for 3 months. The lien charge is \$ 400.00 plus g.s.t. which will be charged to the delinquent owner's account.

Owners on auto withdrawal are also once again advised that due to the AGM being held so close to the end of March, auto withdrawal payments for April 1 were the old amount. Therefore, a "make-up" amount to the increased strata fees for April was withdrawn on May 1 together with the revised strata fee. The June fee withdrawn will be only the newly approved monthly fee.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 DEFICIENCY WORK

The Manager reported that to date, no written response has been received from the Developer with regards to the outstanding deficiencies that Council requested the Developer address. However, the Developer has advised verbally that one of the items listed has now been completed, and another is underway. This leaves three items that have not been addressed: window cleaning, including removal of concrete splatters; topsoil replacement in some areas; and the locking off of all stairwell doors in the towers. Council discussed the remaining items at length, and after discussion it was decided that the two items of importance are the topsoil replacement, and the windows. After discussing the stairwells, it was agreed that locking off only the lobbies and parkade doors leading to the stairwells are imperative. As it is not thought that this item can be successfully fought with the Developer, it was decided that the strata will undertake this upgrade.

Lastly, an email was received from an owner suggesting that Council consider longer moving times for residents, as it appears that two hours is not enough. The owner stated that he has noted residents moving from other elevators due to the moving elevator being booked. This issue was discussed with the Resident Manager prior to the meeting and it was determined that two hour moving times are generally acceptable. It is also noted that three hour moving times would not accommodate the volume of moves at the end of each month. Therefore, the two hour moving times will remain at this time. The owner also stated that there are parking issues that remain with more vehicles than permitted parking in an area of the parkade. The Resident Manager is currently addressing this issue.

(6) NEW BUSINESS

6.1 DRAIN CLEARING

The Manager provided Council with a quote to undertake drain clearing at the back entrances of the building. Council accepts the cleaning, and the mechanical contractor will be provided with approval to undertake the work.

6.2 HYDRO VAULT CLEANING

Council received notification from BC Hydro that it will be necessary to undertake vault cleaning of the building's main electrical vault in accordance with WCB requirements. As this large project is not required until the next fiscal year, a quote for the next budget will be obtained. The cleaning will be required every three years, and will require complete shut down of the building's electrical systems.

6.3 COUNCIL MEMBER AMENITY ROOM USE

At the request of a Council member, a discussion took place on whether Council members should be required to pay for lounge room bookings. After a lengthy discussion, it was decided that Council members are required to pay for lounge bookings, and do not receive special treatment from other owners. However, it was decided to place a budget line item in next year's budget that would see owners vote on whether to cover the cost of one annual dinner for Council members as a show of appreciation for their hard work.

6.4 NEW STRATA MANAGER

Tanya Millage announced that due to a recent promotion, it has become necessary for her portfolio has been redistributed. David Parsons has been assigned as the new Strata Manager for Brava. Tanya Millage advised that she would be working closely with David to ensure smooth transition, and wished all of Council and owners at Brava the very best. Council welcomed Mr. Parsons. Those requiring assistance from the new Manager may contact him at 604-714-1541, or at dparsons@baywest.ca

6.5 LOBBY REPAIRS

A Council member noted that there are two areas of the B tower lobby that require the stainless corner protectors be installed. The Resident Manager will be directed to have Action Lock install the protectors.

6.6 SIGNAGE

A suggestion was made that signage is required pertaining to dogs in the front of the buildings, and rubbish for the compactor rooms. The Manager will obtain sign options for review at the next meeting.

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

The next Council meeting was scheduled for June 7, 2006 at 6:30 pm. There being no further business, the meeting was adjourned at 9:15 p.m.

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

COUNCIL MEETING MINUTES**WEDNESDAY, JUNE 7TH, 2006****BRAVA - STRATA PLAN BCS 1172****VENUE:**

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

**STRATA COUNCIL
2006 / 2007****ACTING PRESIDENT /
LANDSCAPING**

Kalan Milley

TREASURER /**BUILDING MAINTENANCE**

Mike Emri

BYLAWS & RULES

Kevin Redl

SECURITY

Dan Payne

SOCIAL

Ying Ying Lee

COMMERCIAL

Dr. Quan

ON LEAVE

President, Jane Hidalgo

STRATA MANAGER

David Parsons

BAYWEST MANAGEMENT
300 - 1770 BURNARD ST.
VANCOUVER, BC V6J 3G7

Phone: 604-257-0325

Direct Line: 604-714-1541

Direct Fax: 604-592-3699

Email: dparsons@baywest.ca

RESIDENT MANAGER

Randie Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464

Fax: 604-488-5462

4th Floor-1155 Seymour St.

CONCIERGE / SECURITY

604-782-4149

PRESENT:

Kalan Milley
Jane Hidalgo
Ying Ying Lee
Mike Emri

REGRETS:

Dan Payne
Kevin Redl
Lan Quan

David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 6:43 p.m. A quorum was established.

1.1 GUESTS

Katheryn Newell was present as a guest to observe the meeting. (During the meeting, Katheryn kindly volunteered to assist with the coming Building Bar-b-que.)

PLEASE NOTE:

YOUR STRATA COUNCIL IS ARRANGING A BUILDING SOCIAL TO BE HELD JULY 16TH. PLEASE WATCH FOR DETAILS. A FLYER WILL BE DELIVERED TO YOUR DOOR.

An owner requested a hearing to discuss a fine levied against his Strata account. He explained the circumstances surrounding the matter at hand and gave assurances that the incident that occasioned the fine will not be repeated. Council thanked him and informed him that the Agent will convey its decision by letter.

(2) ADOPTION OF PREVIOUS MINUTES

It was Moved and Seconded to adopt the minutes of the May 11th, 2006 Council Meeting as distributed. **CARRIED**

(3) FINANCIAL BUSINESS**3.1 FINANCIAL STATEMENTS**

It was moved to approve financial statements up to and including April 2006 as presented. **CARRIED**

3.2 ACCOUNTS RECEIVABLE

The Agent reported that the accounts receivable totaled \$20,282.25 as of the date of the meeting. Two liens were placed since the last meeting. One significant account should be paid up in the next few days.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 DEFICIENCY WORK

The Agent was instructed to write reminding the developer that the installation of a platform for servicing the MUAU in the parkade is still on the deficiency list. At the same time he is to renew Council's request that the developer clean up concrete (or deck sealant) splattered on window frames (at an estimated cost of \$12,000) and put proper soil in the buildings' planters.

4.1.2 WINDOW CLEANING

Red Lion will clean the windows at Brava in July.

4.1.3 GARAGE DOOR MAINTENANCE CONTRACT

Council reviewed quotes and a motion was made to award a maintenance contract for the garage doors to *Precision Door and Gate Service* at a cost of \$600.00 per annum.

CARRIED

4.1.4 TREADMILLS

The treadmills have been moved to reduce noise in the suite below. To aid in noise reduction, please try not to drop weights when exercising.

4.1.5 BACK ALLEY OPTIONS

Council members reported that they had viewed the small landscaped area under the parkade vents in the alley. After discussing several options, it was decided that the most effective option would be to install a chain link fence across the area. The matter is ongoing.

4.1.6 APPRAISAL

The Agent was asked to follow up on the impending appraisal of the easement requested by Translink.

4.1.7 TINTING OF WINDOWS FOR HEAT REDUCTION

The Strata Council is satisfied after careful investigation, that the windows in Brava can be tinted with a product called "*Madico Advanced Ceramic 4000*" without altering the building's external appearance. This is a product that rejects 53% of solar energy and 99% of ultraviolet radiation. (Contact Justin Kashiwagi at 604-720-8468). Council expects to be notified of all installation of this product..

Please note: at present this is the only product endorsed by Council. If an owner finds a comparable product approval must be given by Council before its application to ensure a uniform appearance of the buildings' exterior. Council's endorsement in no way implies a warranty of the product's performance or durability.

4.2 SECURITY COMMITTEE

The Security Committee did not provide a formal report, however quotes for locking the stairwells were received. The matter is ongoing.

4.3 LANDSCAPING COMMITTEE

The Landscaping Committee Chair reported that he contacted the Landscape Contractor and performed a tour of the grounds. Several inexpensive improvements were discussed.

4.4 SOCIAL COMMITTEE

The Social Committee Chair reported that she has been canvassing neighbourhood vendors for donations to assist with the planned summer BBQ. In order to determine interest from residents, it was decided that the event will be held July 16th and that a notice of the event will be placed under the door of each unit in the building to invite all residents. Anyone wishing to volunteer, please contact Ying Ying at msyingyinglee@gmail.com.

4.5 BYLAWS & RULES COMMITTEE

The Bylaws Committee did not provide a formal report.

4.6 RESIDENT MANAGER'S REPORT

The Resident Manager provided a written report for Council, which included, amongst other things, the following:

- Light bulbs were replaced in all storage lockers. Abandoned articles will be removed.
- The Resident Manager is arranging improved lighting at the back of Brava.
- DMS Mechanical was on site attending to hot water issues in tower 'A'.
- The railing outside of the meeting room was broken and repaired again.
- Junk left in the garbage room was hauled away at Strata expense again.
- The sauna has been repaired.
- The irrigation system has been activated for the summer.

(5) CORRESPONDENCE

The Agent received several noise complaints and complaints of personal belongings being left in hallways. Letters were sent about these matters.

Several applications for flooring upgrades were received. The owners were sent alteration agreements for signing with letters outlining the conditions under which this work can be done at Brava.

A suggestion was made that the minutes be distributed to individual units or posted. Council decided to continue with the current system of leaving the minutes in the lobby for pick up (and posting to non-resident owners).

(6) NEW BUSINESS

6.1 RESIDENT MANAGER'S REVIEW

The Resident Manager is completing his first 3 months at Brava. The Agent and Council Members will give him a performance review. Council is happy with the work Randy is doing at Brava and looks forward to a long relationship with him.

6.2 JUNK

Residents are reminded that only domestic trash can be left in the garbage room, i.e., only refuse that can be run through the compactor. The Strata Corporation is paying far too much to remove mattresses and broken furniture left during moves. The cost of this service will be passed on to owners found responsible.

6.3 COUNCIL PRESIDENT'S LEAVE OF ABSENCE

Council has given its President a leave of absence. Jane felt that for the next while she will not be able to give her full attention to the Strata's business due to a temporary change in her work. She will remain on Council 'at large' and the Vice-President will take her place in the interim.

6.4 ELEVATOR WARRANTY ISSUES

It was felt that too many service calls are being made for the elevator and Council wishes to investigate to see if these cannot be covered under the warranty.

6.5 LOBBY REPAIRS

The Resident Manager is doing repairs to the lobby walls and will be painting them. Council is discussing a full-scale re-decoration of the Lobby. This will be ongoing for some time and will involve consultation by way of survey and meetings with the buildings' ownership.

6.6 SIGNAGE

The signage required pertaining to dogs in the front of the buildings, and rubbish for the compactor rooms is being designed.

6.7 RECYCLING

The Agent is to investigate a suggestion made about recycling.

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

The next Council meeting was scheduled for July 5th, 2006 at 6:30 pm. There being no further business, the meeting was adjourned at 8:50 p.m.

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

COUNCIL MEETING MINUTES**WEDNESDAY, August 23, 2006****BRAVA - STRATA PLAN BCS 1172****VENUE:**

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

**STRATA COUNCIL
2006 / 2007****ACTING PRESIDENT /
LANDSCAPING**

Kalan Milley

TREASURER /**BUILDING MAINTENANCE**

Mike Emri

BYLAWS & RULES

Kevin Redl

SECURITY

Dan Payne

SOCIAL

Ying Ying Lee

COMMERCIAL

Dr. Quan

ON LEAVE

President, Jane Hidalgo

STRATA MANAGER

David Parsons

BAYWEST MANAGEMENT

300 - 1770 BURNARD ST.

VANCOUVER, BC V6J 3G7

Phone: 604-257-0325

Direct Line: 604-714-1541

Direct Fax: 604-592-3699

Email: dparsons@baywest.ca

RESIDENT MANAGER

Randie Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464

Fax: 604-488-5462

4th Floor-1155 Seymour St.

CONCIERGE / SECURITY

604-782-4149

PRESENT:

Kalan Milley
Jane Hidalgo
Dan Payne
Mike Emri

REGRETS:

Ying Ying Lee
Kevin Redl
Lan Quan

David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 6:35 p.m. A quorum was established.

1.1 GUESTS

Jason Lin was present to discuss noise from the fitness room and remained as a guest to observe the meeting. Dan Payne and the Concierge will help ensure the fitness room closes on time - i.e., at 11:00 pm.

Augustine from KP Janitorial Services made suggestions to Council about cleaning and recommended some additional evening hours which Council will consider in the next budget. Dan Payne will talk with the new security company (see below) about wiping down the glass in the lobbies as part of their daily duties.

In response to Augustine's suggestions a motion was made to authorize the cleaning of the stairwells and the elevator door rails.

CARRIED

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the June 7th, 2006 Council Meeting as distributed.

CARRIED

(3) FINANCIAL BUSINESS**3.1 FINANCIAL STATEMENTS**

It was moved to approve financial statements up to and including July 2006 as presented.

CARRIED

3.2 ACCOUNTS RECEIVABLE

The Agent reported that the accounts receivable totaled \$28,440.90 as of the date of the meeting. One lien was placed this month.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

There has been minor spalling of concrete reported by residents. Amacon will investigate this matter.

4.1.1 BACK ALLEY FENCE

A quote for a chain link fence to be installed in the alley was received. The matter was tabled.

4.1.2 FIRE TESTING

Fire testing is complete for this year. Edward's will do some minor repairs to the system and re-charge some of the fire extinguishers.

4.1.3 BACK ALLEYPAVERS

Amacon has repaired the pavers in the alley.

4.1.4 TOWNHOME FOBS

A quote was received for the installation of a fob reader at the entrance to the Townhomes from the lobby. The matter is tabled for now and will be considered again when Council plans next year's budget.

4.1.5 EASEMENT APPRAISAL

The matter is ongoing.

4.1.6 PATIO FURNATURE

As summer has largely passed, Council will defer the purchase of patio chairs until next spring.

4.1.7 SIGNAGE

The President is working on the wording of signs needed in the complex to remind residents:

- That only household waste can be left in the garbage room – no mattresses or old TVs etc
- That dogs must not soil common property,
- That underage children cannot be left unattended by the pool
- That only water is allowed on the pool deck and that only in non-glass containers.

4.1.8 CRACKED WINDOWS

There are reports of two windows at Brava that have cracked. The installer is investigating the cause.

4.1.9 SPRINKLER HEAD GUARDS – LAST NOTICE!

PLEASE NOTE:

COUNCIL HAS ARRANGED FOR THE INSTALLATION OF GUARDS OVER BATHROOM SPRINKLER HEADS AT A REASONABLE COST TO OWNERS (UNDER \$100 TO BE PUT ON THE STRATA ACCOUNT). PLEASE NOTIFY BAYWEST IMMEDIATELY IF YOU WANT TO ORDER THIS WORK. YOU MAY HAVE THIS WORK DONE ON YOUR OWN.

SHOULD A BATHROOM SPRINKLER HEAD THAT IS NOT PROTECTED CAUSE WATER DAMAGE, COST UP TO THE DEDUCTIBLE (WHICH IS CURRENTLY \$25,000) WILL BE CHARGED BACK TO THE STRATA ACCOUNT WHERE THE DAMAGE ORIGINATED.

4.2 SECURITY COMMITTEE

4.2.1 POOL AREA

There have been incidents at the pool deck involving alcohol. Please remember that only water is allowed at poolside or in the spa. Persons ignoring this rule or bringing beverages in glass to the pool area will be asked to leave by security, may be fined and will eventually lose the right to use the pool and spa.

4.2.2 YALETOWN SECURITY SURVEY

A 'Community Safety Initiative Survey' will be placed under the door of all suites this week. Please consider filling it out and returning it. The results will help Council improve the security services provided at Brava.

4.2.3 NEW SECURITY COMPANY

SRT, the company that has been providing security and concierge services at Brava has gone out of business. Council interviewed several companies and settled on Genesis who will replace SRT at Brava beginning in September.

4.3 LANDSCAPING COMMITTEE

4.3.1 LANDSCAPE IMPROVEMENTS APPROVAL

A motion was made to proceed with the removal of turf at the front of the building and replace it with pavers before winter sets in.

CARRIED

Kalan Milley will contact the Landscaper and authorize this work.

4.4 SOCIAL COMMITTEE

The Social Committee did not provide a formal report.

4.5 BYLAWS & RULES COMMITTEE

The Bylaws Committee did not provide a formal report.

4.6 RESIDENT MANAGER'S REPORT

The Resident Manager provided a report for Council, which included, amongst other things, the following:

- Residents continue to use lockers that do not belong to them. (After the Resident Manager has posted a warning note for a week, the rightful owners are free to remove and dispose of belongings in their lockers that do not belong there.)
- The sauna required another repair.
- The fire panel has been going into 'trouble again and the agent has Edwards coming to repair it.
- A recent leak from the pump room for the pool and spa into the VFF below was minor and has

been repaired.

(5) CORRESPONDENCE

A request was received for extended hours in the Sauna and Steam room. Council considered the request and voted to keep the hours as they are at present.

Several applications for flooring upgrades were received.

Residents continue to be careless with cigarette butts. A complaint was received about a burnt B-B-Q cover from this source.

A student from the Vancouver Film School requested and received permission to use the pool area on July 6th. No pool closure was required.

There were several noise complaints, which were duly addressed.

There was a complaint about excessive watering of plants and about a dog urinating on a balcony. Both were duly addressed.

There was a complaint from a resident whose car was towed due to being parked in the VFF parking contrary to the posted regulations.

There was a complaint that the pool has been too cold. Since this was an isolated complaint Council has decided to leave the pool temperature as is.

There were complaints about several residents leaving garbage in the halls. These were duly addressed.

There was a complaint about the handling of advertisements on the notice board – in particular notices placed with regard to real estate. After discussing this matter a motion was made to enact the following rule with regard to the notice board.

PLEASE NOTE:

"The notice board will be used only for Council business and for notices from residents that are not commercial in nature. Any notice that, in the opinion of the agent (acting for the Strata Council) mentions, advertises or solicits business for a company, a sole proprietorship or a brokerage will be removed. "

CARRIED

A complaint was received about a realtor soliciting business in the building by slipping flyers under residents doors. After consideration a motion was made TO ENACT THE FOLLOWING RULE:

PLEASE NOTE:

"No notices are to be delivered by hand in the Complex. The sole exception is for notices deemed necessary by the Strata Council. For example, the recent notices regarding fire testing."

CARRIED

(6) NEW BUSINESS

6.1 SPEED BUMPS

The agent was asked to investigate the placing of speed bumps on the P1 level to slow traffic outside the garbage room and at the approach to the parkade gate.

6.2 SUITE RENTALS – PRICING

next meeting.

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

The next Council meeting was scheduled for September 26th, 2006 at 6:30 pm. There being no further business, the meeting was adjourned at 8:50 p.m.

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.
--

COUNCIL MEETING MINUTES**WEDNESDAY, September 26th, 2006****BRAVA - STRATA PLAN BCS 1172****VENUE:**

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

**STRATA COUNCIL
2006 / 2007****ACTING PRESIDENT /
LANDSCAPING**

Kalan Milley

**TREASURER /
BUILDING MAINTENANCE**

Mike Emri

BYLAWS & RULES

Vacant

SECURITY

Dan Payne

SOCIAL

Ying Ying Lee

COMMERCIAL

Dr. Quan

ON LEAVE

President, Jane Hidalgo

STRATA MANAGER

David Parsons

**BAYWEST MANAGEMENT
300 - 1770 BURRARD ST.
VANCOUVER, BC V6J 3G7**

Phone: 604-257-0325

Direct Line: 604-714-1541

Direct Fax: 604-592-3699

Email: dparsons@baywest.ca

RESIDENT MANAGER

Randle Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464

Fax: 604-488-5462

4th Floor-1155 Seymour St.

CONCIERGE / SECURITY

604-782-4149

PRESENT:

Kalan Milley
Ying Ying Lee
Dan Payne
Mike Emri
Lan Quan

REGRETS:

Jane Hidalgo

David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

Council Member Kevin Redl resigned from Council mid-week due to the sale of his suite. The Brava thanks him for his service to the community and offers him best wishes.

The meeting was called to order at 6:35 p.m. A quorum was established.

1.1 GUESTS

Jason Demers was present to discuss the use of the children's playroom and terrace. Council voted in favour of locking off the door from the hallway to the terrace in order to restrict access to fob holders. This will prevent the terrace being used in conjunction with the party room and cut down on the cigarette butts strewn there. Council also asked Jason to chair a committee that will organize the parents in Brava and relay their ideas about the use of the playroom to Council. Jason agreed to do this and will establish an email address for this purpose.

Alex Zahara was present to discuss disturbances on his floor caused by irresponsible residents. Council discussed a response to this problem.

Matthew Pratola was present to share his frustration with second hand smoke drifting into his suite. Matthew would like to start a campaign that would see Brava a 'smoke free' building. He will draft a 'smoking' bylaw for proposal at the next AGM and can be reached at smokingatbrava@gmail.com for comment.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the August 23rd, 2006 Council Meeting as distributed.

CARRIED

(3) FINANCIAL BUSINESS

3.1 FINANCIAL STATEMENTS

It was moved to approve financial statements up to and including August 2006 as presented.

CARRIED

3.2 ACCOUNTS RECEIVABLE

The Agent reported that the accounts receivable totaled \$23,226.80. One lien was placed this month. (5 units currently owe nearly half of the arrears.)

3.3 INSURANCE APPRAISAL UPDATE

The reconstruction cost of Brava was recently appraised at \$88,114,200.00 and the insurance adjusted accordingly.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

The draft of a second appraisal has been received for the RAV line easement. As this is considerably higher than the one used by RAV, Council will pursue a higher payment for the taking.

There are currently 4 minor leaks in Brava that are being investigated and will be remedied by Amacon.

4.1.1 SPEED BUMPS

Council approved the installation of speed bumps outside of the garbage room at 1155 Seymour to prevent injury at the exits of this room and the elevator.

4.1.2 ASSISTANT TO THE RESIDENT MANAGER

Council instructed the agent and two Council members to conduct a review of the assistant to the Resident Manager at which his job description will be fleshed out. He will be hired as a permanent full time employee if the review goes well.

4.1.3 SUITE RENTALS

Council voted to increase the cost of using the guest suits to \$60.00 per night effective immediately.

4.1.4 FALLING OBJECTS

Brava is replacing glass in the canopy over Seymour and Davie again. This time due to a plate that fell or was thrown from the tower above. Residents are asked to report any information they have about this incident to Baywest or the Vancouver Police. (This incident is separate from those mentioned below in 4.2.2.)

Water and eggs have been thrown onto a terrace on the third floor of 1199 Seymour. Council asks residents to report any information about these incidents to Baywest and has asked the agent to write the parties suspected to be responsible for this action.

There have been reports of problems with one of the elevators when on P2. Thyssen has attended several times and the problem is believed corrected.

There were complaints about low water pressure from a unit, which have been investigated by DMS. They are preparing a report.

(6) NEW BUSINESS

The cardboard recycling bin from Tower A has to be moved out of stall #25 as the owner of this stall wants to use it. The bin may have to be placed together with that of Tower B mid way down the parkade. Please look for the bins new location and continue to use it for cardboard.

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

The next Council meeting was scheduled for Wednesday, October 25th, 2006 at 6:30 pm.

There being no further business, the meeting was adjourned at 8:47 p.m.

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.
--

COUNCIL MEETING MINUTES**WEDNESDAY, NOVEMBER 1ST, 2006****BRAVA - STRATA PLAN BCS 1172****VENUE:**

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

**STRATA COUNCIL
2006 / 2007****ACTING PRESIDENT /
LANDSCAPING**

Kalan Milley

**TREASURER /
BUILDING MAINTENANCE**

Mike Emri

BYLAWS & RULES

Vacant

SECURITY

Dan Payne

SOCIAL

Ying Ying Lee

COMMERCIAL

Dr. Quan

ON LEAVE

President, Jane Hidalgo

STRATA MANAGER

David Parsons

**BAYWEST MANAGEMENT
300 - 1770 BURNARD ST.
VANCOUVER, BC V6J 3G7**

Phone: 604-257-0325

Direct Line: 604-714-1541

Direct Fax: 604-592-3699

Email: dparsons@baywest.ca

RESIDENT MANAGER

Randie Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464

Fax: 604-488-5462

4th Floor-1155 Seymour St.

CONCIERGE / SECURITY

604-782-4149

PRESENT:

Kalan Milley
Ying Ying Lee
Dan Payne
Mike Emri
Lan Quan
Jane Hidalgo

REGRETS:

David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 6:37 p.m. A quorum was established.

1.1 GUESTS

Sheela Rahemtulla, Ian Gibson, Glen Irvine, Ken Coulter and Ian Lenobel were present to address water supply concerns.

Glen Irvine noted that low water pressure is a habitual problem on the 9th floor of Tower B. Despite repeated complaints to Amacon and DMS Mechanical nothing has been done to permanently fix this problem to date. In addition no unambiguous cause of the problem has been determined.

The other guests named above were present to complain that the temperature of the water in Tower 'A' fluctuates greatly during the day. At times only hot water is available in their suites posing both an inconvenience and a danger to bathers.

It was recommended by Council that these parties and others with similar concerns write to both St. Paul Guarantee Insurance and Amacon in order to lodge a warranty claim.

PLEASE NOTE:

Any warranty claim must be addressed to both the developer and insurer.

The agent will make another attempt to get to the root of these problems and have them fixed. If this is not possible in a reasonable time a third party assessment of the problem will be obtained and a warranty claim filed on behalf of the Strata Corporation.

Jason Lim was present to complain about noise from the fitness room. In response, Council will place further insulation under the feet of the weight machines.

Jason Demers was present (from 8:00 pm) to represent the families in Brava. Jason has established the following email address for families wishing to contact him about their concerns or to organize events. brava-kids@hotmail.com

(2) ADOPTION OF PREVIOUS MINUTES

It was moved to adopt the minutes of the September 26th, 2006 Council Meeting as distributed.

CARRIED

(3) FINANCIAL BUSINESS

3.1 FINANCIAL STATEMENTS

It was moved to approve financial statements up to and including September 2006 as presented.

CARRIED

3.2 ACCOUNTS RECEIVABLE

The Agent reported that the accounts receivable totaled \$24,086.79. A few units are getting far enough in arrears that Council is considering a resolution at the coming AGM authorizing it to pursue Court ordered sales.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 RAV EASEMENT

The second appraisal of the RAV Line Easement, done at the request of the Strata Council, has been sent to RAV for its consideration. Response has been delayed due to the high volume of work in the RAV office but Council has been told its document is being studied and to expect a reply in the coming weeks.

4.1.2 LEAKS

Amacon has repaired the leaks mentioned in the last minutes, which were the result of faulty drainage on a terrace.

4.1.3 SPRINKLER HEAD GUARDS

The installation of sprinkler head guards is under way and should be finished in the next week or two. For information call Randy at 604-488-5464.

4.1.4 ASSISTANT TO THE RESIDENT MANAGER

The agent and two Council members conducted a review of the assistant to the Resident Manager at which his job description was fleshed out. He will be hired as a permanent full time employee with benefits. Welcome to Brava Melencito Gonzales.

4.10 RESIDENT MANAGER'S REPORT

The Resident Manager was unavailable for the meeting and so no report was given.

(5) CORRESPONDENCE

A suggestion was received from an owner that dogs only enter and exit the building via the lane. Council discussed the suggestion but declined to enact such a rule, even though it has merit as a means of saving the flowerbeds and grass on Seymour Street.

There was a noise complaint and a letter was written as a result.

There was a complaint about the elevator and Thyssen was notified at once.

An owner living in the interior wrote requesting the right to reserve visitor parking to make unloading easier when visiting his apartment. Council considered the request but found it impractical given the limited number of visitor stalls.

A request was made to reverse a move in fee imposed on a fully furnished suite. Council feels that a fee must be charged on all move-ins but is willing to consider a reduced rate in special circumstances.

(6) NEW BUSINESS

6.1 PET REGISTRY

Council expressed its concern that there are many new pets in Brava that are not registered. **A form is attached to these minutes to be completed and returned by all residents with pets that have not as yet been registered.** Please return the completed form to Baywest.

6.2 NEW VACUUM CLEANER

Council voted to approve up to \$800.00 for the purchase of a new vacuum for the cleaning staff.

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

The next Council meeting was scheduled for Wednesday, December 6th, 2006 at 6:30 pm.

There being no further business, the meeting was adjourned at 8:47 p.m.

PET REGISTRATION FORM - BRAVA
STRATA PLAN BCS 1172

As required by the bylaws of the strata corporation, all pet's owners are required to file a Pet Registration. Please complete the form and return at your earliest convenience if you have not already done so.

PET OWNER / RESIDENT INFORMATION

Name of Owner / Resident _____

Property Address: _____ STRATA LOT # _____

Home Phone: _____

Work Phone: _____

PET REGISTRATION

NAME OF PET _____ TYPE OF PET _____

BREED _____ COLOUR _____

LICENSE NO. OF PET (IF ANY) _____

I hereby authorize Strata Plan BCS 1172 to collect, use and disclose my personal information set out above for purposes of identifying and communicating with me, responding to emergencies, ensuring the orderly management of Strata Plan BCS 1172 and complying with legal requirements.

Signature _____ Date _____

Return to: SITE OFFICE 4th FLOOR AT 1155 SEYMOUR ST.
Or FAX TO BAYWEST MANAGEMENT CORPORATION AT
Fax: 604-736-5044

BRAVA - STRATA PLAN BCS 1172**VENUE:**

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

**STRATA COUNCIL
2006 / 2007****ACTING PRESIDENT /
LANDSCAPING**

Kalan Milley

TREASURER /**BUILDING MAINTENANCE**

Mike Emri

BYLAWS & RULES

Vacant

SECURITY

Dan Payne

SOCIAL

Ying Ying Lee

COMMERCIAL

Dr. Quan

ON LEAVE

President, Jane Hidalgo

STRATA MANAGER

David Parsons

**BAYWEST MANAGEMENT
300 – 1770 BURRARD ST.
VANCOUVER, BC V6J 3G7**

Phone: 604-257-0325

Direct Line: 604-714-1541

Direct Fax: 604-592-3699

Email: dparsons@baywest.ca

RESIDENT MANAGER

Randie Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464

Fax: 604-488-5462

4th Floor-1155 Seymour St.

CONCIERGE / SECURITY

604-782-4149

PRESENT:

Kalan Milley
Ying Ying Lee
Dan Payne
Lan Quan

REGRETS:

Mike Emri
Jane Hidalgo

David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 6:34 p.m. A quorum was established.

1.1 GUESTS

Simon Kim was present representing IHN. Simon's company installs flat screen monitors in residential elevators that broadcast advertising and strata messages. These systems incorporate a security camera, which takes and archives images accessible remotely by Building Security. Council was interested and will ask Mr. Kim for a demonstration.

Damian Loth was present representing Stirling Water. His company will install a water purification unit in Brava at no charge and issue cards to residents who wish to use the system to purchase purified water. Council was interested, especially in light of Vancouver's recent 'boil water advisory', and will inquire further.

Jason Lin was present to give a progress report on efforts to deal with his noise complaints. The resident Manager will help Jason move some equipment in the fitness room.

Council, feeling that there were special circumstances involved, authorized a *pro gratis* payment of \$250.00 to an owner for repairs to water damage already completed at that owner's expense.

James Garrison was present to discuss with Council the problems with hot water delivery in Brava Tower A.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved to adopt the minutes of the November 1st, 2006 Council Meeting as distributed.

CARRIED

(3) FINANCIAL BUSINESS

3.1 FINANCIAL STATEMENTS

As the Treasurer was absent, approval of financial statements was deferred to the next meeting.

3.2 ACCOUNTS RECEIVABLE

The Agent reported that the accounts receivable totaled \$27,137.76

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 RAV EASEMENT

Representatives from RAV have indicated that they are near settlements with neighbouring buildings. These will help as comparables in discussions with Brava. Negotiation of a final settlement should be possible in January.

4.1.2 HOT WATER DELIVERY TO TOWER A

Amacon and DMS Mechanical have been in Brava numerous times since the last Council meeting examining the hot water delivery system and replacing or repairing a number of recirculation pumps. They have been provided a list of all residents with complaints to aid in this investigation if necessary.

4.1.3 SPEED BUMPS

The installation of speed bumps is ongoing.

4.1.4 GLASS DAMAGE TO THE CANOPY OVER STARBUCKS

Yet more glass has been damaged in the canopy over the corner of Davie and Seymour. Residents in Tower A were given a flyer warning that falling objects will bring serious legal consequences. Council is looking for a way to protect the glass with netting of some sort and at the cost of replacing it with a less attractive but unbreakable substance.

4.1.5 BACK ALLEY FENCING

Chain link fence has been ordered for the area around the exhaust ducting in the lane behind Brava.

4.2 PET REGISTRY

A few residents sent in completed pet registration forms. Pets new to Brava have to be registered with the Strata Corporation.

4.3 PAINTING

A temporary re-painting of the lobbies is continuing. Feedback on the work thus far has been overwhelmingly positive.

4.4 SECURITY COMMITTEE

4.4.1 SECURITY UPDATE

Dan Payne gave a report on the performance of the *Securiguard*. The new company is performing to the Council's expectations. They have installed systems that, once fully operational, will be of great benefit to Brava.

4.5 LANDSCAPING COMMITTEE

There was no report from the Landscaping Committee.

4.6 SOCIAL COMMITTEE

The Social Committee proposed a dinner for the Strata Council to celebrate a year's work on behalf of Brava. Because nothing was put in the budget to fund this event, it was thought best to have pot luck this year and include a small amount in the budget to thank next year's Council at this time of the year with a modest social event.

4.7 BYLAWS & RULES COMMITTEE

The Bylaws Committee did not provide a formal report.

4.8 RESIDENT MANAGER'S REPORT

The Resident Manager was present at the meeting and provided a report to Council Of note:

- Randie will be away for six weeks and will be replaced by the former Resident Manager Jones Gonzales.
- A new hot tub cover has been ordered.
- Convex mirrors in the parkade were vandalized and are being replaced.
- Matcon, in drilling a hole for the RAV line, damaged the grounds and building. The cost of repair will be born by the RAV line.
- The question of Brava's snow removal policy was raised. It is the Council's policy that the Resident Manager and his Assistant will shovel and put de-icer on the walks around Brava and the driveway from the parkade gate to the lane in the event of snow.

(5) CORRESPONDENCE

RECEIVED:

- A request for alterations to a unit was received. As it included an alteration agreement duly signed and the renovation does not involve any structural elements, the application was accepted.
- An owner corresponded with Council about the fact that they had been using the wrong locker and had their belongings removed it its rightful owner. Their proper locker has been indicated to them and is empty and ready for use.
- An owner wrote about water damage caused when water flooded her unit from a plugged toilet on common property.
- An owner sent a letter accompanied by questions posed by a building inspector hired at the time of their purchase. They were referred to Amacon and the tradespersons who worked on the building.
- A resident sent a complaint about one of the Concierge Staff, which was reviewed by Council. The management of *Securiguard* will be asked to monitor the situation.

SENT:

- A letter was written to the VIFF about the money owed for insurance premiums at Brava, to request they take measures to prevent the grounds on Seymour Street from being used by their patrons as an ash tray, and to solicit a contribution towards the new speed bumps.
- A letter was written to the owner of a car leaking oil in the parkade.
- A lien letter was written to an owner seriously in arrears.

(6) NEW BUSINESS

6.1 PHARAOH ANTS IN TOWER A

There have been complaints of pharaoh ants in tower 'A'. The pest control company has been treating these complaints as they arise by baiting.

6.2 SIGNAGE FOR TOWER 'A'

The Resident Manager has posted signs on tower 'A' indicating the whereabouts of the concierge so that deliveries to that tower are not lost.

6.3 RULES FOR BUILDING INSPECTORS

A motion was made to establish the following rules to govern building inspectors acting on behalf of private sellers, buyers or their agents at Brava.

"Building inspectors are required to give the Resident Manager 48 hours notice if they want access to mechanical rooms or other locked common property which requires the Resident Manager's presence."

"Building inspectors will be charged \$25.00 in advance for this use of the Resident Manager's time."

CARRIED

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

The next Council meeting was scheduled for Wednesday, January 17th, 2007 at 6:30 pm.

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

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.
--

COUNCIL MEETING MINUTES**WEDNESDAY, JANUARY 17TH, 2007****BRAVA - STRATA PLAN BCS 1172****VENUE:**

Sitting Room, 4th floor
1155 Seymour St.
Vancouver, BC

**STRATA COUNCIL
2006 / 2007****PRESIDENT /
BYLAWS AND RULES**

Jane Hidalgo

**TREASURER /
BUILDING MAINTENANCE**

Mike Emri

SECURITY

Alex Zahara

COMMERCIAL

Dr. Quan

AT LARGE

Jason Lin

ON LEAVE

Vice-president - Kalan Milley

STRATA MANAGER

David Parsons

BAYWEST MANAGEMENT

300 – 1770 BURRARD ST.
VANCOUVER, BC V6J 3G7

Phone: 604-257-0325

Direct Line: 604-714-1541

Direct Fax: 604-592-3699

Email: dparsons@baywest.ca

RESIDENT MANAGER

Randie Jantzen

ASSISTANT MANAGER

Melen Gonzales

Site Office: 604-488-5464

Fax: 604-488-5462

4th Floor-1155 Seymour St.

CONCIERGE / SECURITY

604-782-4149

PRESENT:

Jane Hidalgo
Kalan Milley
Ying Ying Lee
Mike Emri
Alex Zahara
Jason Lin

REGRETS:

Lan Quan

David Parsons, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 6:36 p.m. A quorum was established.

1.1 COUNCIL CHANGES

Jane Hidalgo, has returned from her leave of absence and will resume as President of the Council.

Dan Payne has sold his unit at Brava and resigned from Council effective immediately. Council wishes to thank Dan on behalf of the owners at Brava for the time and effort he expended on security at Brava.

Kalan Milley has asked for, and been given, a leave of absence from Council until the AGM.

Alex Zahara was appointed to Council until the AGM and given responsibility for Security.

Jason Lin was appointed to Council at Large until the AGM.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved to adopt the minutes of the December 6th, 2006 Council Meeting as distributed.

CARRIED

(3) FINANCIAL BUSINESS**3.1 FINANCIAL STATEMENTS**

It was moved to approve financial statements up to and including December 2006 as presented.

CARRIED

3.2 ACCOUNTS RECEIVABLE

3.2.1 The Agent reported that the accounts receivable totaled \$23,535.92

3.2.2 The agent was instructed to place a lien against one unit in arrears.

3.2.3 Council will request authorization at the AGM to seek the forced sale of a unit currently in arrears over \$5,000.00

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 RAV EASEMENT

Members of Council hope to meet with the representatives of the Rav Line to arrange a final settlement sometime before the AMG.

4.1.2 WATER DELIVERY

It appears that DMS Mechanical has finally got to the bottom of the water delivery problems in Brava. Residents report that hot water supply is normal in Tower A and the water pressure in Tower B is currently correct.

4.1.3 SPEED BUMPS

The installation of speed bumps is ongoing.

4.1.4 SIGN OFF ON BRAVA

In light of the recent correction of the water supply issues at Brava, Council has signed an agreement in principle with Amacon to sign off on the building. Amacon are offering the Strata Corporation \$15,000 as a good will gesture at the time of signing the finalized agreement. (All third part warranties will remain in full force.)

4.1.5 CLEAN UP AT THE ENTRANCE TO 1199 SEYMOUR

The cost of power washing the front of 1199 Seymour after the recent drilling and of repairing a frost-free faucet damaged by Matcom has been billed back to the builders of the Rav Line.

4.2 CANOPY OVER DAVIE AND SEYMOUR

Council is seeking recommendations from professionals for protecting the glass canopy over the corner of Davie and Seymour from objects falling from the Tower above.

4.3 SECURITY COMMITTEE

4.3.1 SECURITY UPDATE

The Concierge desk in 1155 Seymour will be slightly enlarged so that the Concierge is visible from the Seymour Street entrance and a gate will be installed to mark off the area behind the desk. Council is also considering a Concierge sign for the desk.

Council Member Mike Emri will discuss giving the Concierge more of a presence in Tower 'A' with Securiguard.

The concierge desk can be reached by email at bravaconcierge@novuscom.net . If you are expecting parcels please let the concierge know by email and you will be informed when the delivery is ready for pick up in the lobby.

There was a recent rash of parkade theft at Brava. An overall increase in automobile break-ins in Vancouver is associated with periods of cold weather when other types of theft are more difficult.

4.5 LANDSCAPING COMMITTEE

The agent was asked to look into the posting of signs reminding dog owners not to let their canines foul the paving or landscaping around Brava.

4.6 SOCIAL COMMITTEE

The Social Committee did not provide a formal report

4.7 BYLAWS & RULES COMMITTEE

The Bylaws Committee did not provide a formal report.

4.8 RESIDENT MANAGER'S REPORT

The Resident Manager did not provide a formal report.

(5) CORRESPONDENCE

RECEIVED:

- A request was received that the handicap lift be left unlocked. It is now unlocked.
- The VIFF wrote to offer a contribution towards the speed bumps and to let Council know that they are planning to install ashtrays outside the theatre for their patrons.
- Correspondence was received from two residents who found other persons using their storage lockers.
- A complaint was received that garbage has been left in the stairwells of tower 'B' and that someone has been grooming their moulting dog in the stairwells, leaving hair scattered about. These bylaw infractions will be subject to a \$200.00 fine once the parties involved are identified.
- A complaint was received again that residents are dropping weights in the fitness room. **Please remember that there are residents living under the fitness room who are disturbed by dropped weights and use of the facilities outside of the approved hours.**

SENT:

- An unnecessary service call was back charged to a suite.
- Two lien letters were sent out.
- A noise complaint and fine was sent to residents whose TV was turned up loudly well into the wee hours of the morning.

(6) NEW BUSINESS

6.1 WINDOW CLEANING

The agent was instructed to have the windows cleaned in mid March if it can be done at a significantly reduced rate.

6.2 GARAGE DOOR

A new spring was installed in the garage door.

(7) NEXT COUNCIL MEETING DATE & ADJOURNMENT

The next **Council meeting** was scheduled for Monday February 12th, 2007 at 6:30 pm. At this time a budget will be considered for next year.

The **AGM** was tentatively scheduled for Thursday March 22nd at 7:00 pm.

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

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.
--