

HELD:	Thursday March 1, 2012, at 6:30 PM in Unit #207, 3150 Prince Edward Street, Vancouver, BC		
PRESENT:	Allison Stewart	Treasurer/Privacy Officer	Unit #207
	Dwayne Doornbosch		Unit #114
	Steve Jones		Unit #101
REGRETS:	Fabian Warkalla	President	Unit #304
	Brian Piskorik		Unit #214
AGENT:	Jennifer Windsor	Bayside Property Services Ltd.	

1. Roof Warranty: Dwayne Doornbosch spoke with Cambie Roofing and is satisfied with his discussions with them regarding the roof warranty.
2. Pests: A rental suite in the building was re-checked following a heat treatment for bed bugs and the test was negative. It was moved, seconded and carried by majority vote to charge back the cost of the re-inspection to Strata Lot 28. Further inspections will be scheduled as needed.
3. Power Washing: The power washing is now complete. Parkade drainage remains an issue. Bayside was requested to obtain recommendations for improvement of the parkade drainage.
4. Garage Gate Quote: Council reviewed a quote in the amount of \$2,740.00 plus HST to replace the wooden panels on the parkade gate with insulated metal ones, and to replace the hardware on the garage gate (i.e. rollers, hinges and springs). Bayside will be obtaining two additional quotes for Council's consideration and will circulate these quotes to Council for their approval via e-mail.

5. Exit Hardware: A Council member will make arrangements for new exit hardware to be installed at the gate, as the current hardware is problematic.

FINANCIAL REPORTS

1. Monthly Reports: After review and discussion, it was moved, seconded (Doornbosch / Stewart) and carried unanimously to approve the October, November, December 2011 and January 2012 Financial Reports, as prepared by Bayside.
2. Accounts Receivable: Council reviewed the accounts receivable report as at March 1, 2012. There are currently three Owners in arrears and the amounts owing are for a move fee, a bed bug heat treatment charge back and the fence levy.

NEW BUSINESS

1. Election of Officers / Council Member Appointments: Council officers were elected as noted on page one of these minutes. Paul Janzki stepped down in favour of Allison Stewart, Dave Konduc stepped down in favour of Steve Jones.
2. E-mail Approvals: Council reviewed and approved via e-mail the following: 2012 Gardening contract from Costa Landscaping and a dramatically reduced garbage removal contract from BFI negotiated by Bayside Property Services for the strata corporation.
3. Maintenance for 2012: Council discussed the maintenance items for 2012 and noted that the back wooden stairwell needs grip-strips and a glass globe needs replacement. Also the carpets need to be cleaned in the high traffic areas.
4. Depreciation Report: Council reviewed two quotes for the preparation of a depreciation report, as required by the amendments to the Strata Property Act. Council will be setting up a committee to work on this project. Any interested Owners are requested to contact Council or Bayside.
5. Privacy Officer: Allison Stewart was appointed as the Privacy Officer for the Strata Corporation.
6. Window Washing Quotes: Bayside obtained two quotes for window washing for Council's consideration. The quotes were tabled for later in the year, if deemed to be necessary.
7. Pruning of Trees: Bayside spoke with the City of Vancouver arborist who determined which trees were on City property. Bayside was directed to obtain quotes for selective pruning of the trees on the property in hopes that more light could be let into

the suites. Council also agreed that the trees on the site could use an assessment for their optimal health. Council requested that Bayside contact BC Plant Healthcare for a tree health assessment quote.

TERMINATION

There being no further business to transact, it was moved, seconded (Doornbosch / Stewart) and carried to terminate the meeting at 7:45 PM.

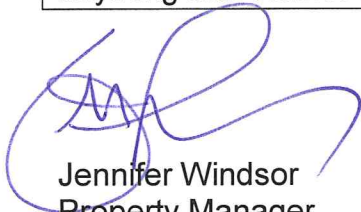
NEXT MEETING

The schedule for upcoming meetings is as follows:

- Thursday June 7, 2012 (Council meeting) at 7:00 PM in #114.
- Thursday September 6, 2012 (Council meeting) at 7:00 PM in a unit that has yet to be determined.
- Thursday December 6, 2012 (AGM 2012) in the Lobby. Formal notice will be issued to all Owners.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.



Jennifer Windsor
Property Manager

BAYSIDE PROPERTY SERVICES LTD.

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**Note to Owners: Please retain these minutes as per Real Estate Regulations.
Additional copies can be obtained at a cost.**