

**MINUTES OF COUNCIL MEETING  
STRATA CORPORATION VR 300  
"PRINCE EDWARD PLACE"**

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**Held:** Thursday June 7, 2012, at 6:30 PM in Unit #304, 3150 Prince Edward Street, Vancouver, BC

**Present:** Fabian Warkalla President Unit #304  
Allison Stewart Treasurer/Privacy Officer Unit #207  
Brian Piskorik Unit #214

**Regrets:** Dwayne Doornbosch Unit #114

**Agent:** Jennifer Windsor Bayside Property Services Ltd.

**CALL TO ORDER**

The meeting was called to order at 7:00 PM by Allison Stewart. Jennifer Windsor chaired the meeting at Council's request.

**PREVIOUS MINUTES**

It was moved, seconded (#304/#207) and carried by majority vote to approve the Minutes of the Council Meeting held March 1, 2012.

**BUSINESS ARISING FROM THE PREVIOUS MINUTES**

1. Garage Gate Quote: Council reviewed two quotes for garage gate replacement and accepted the quote from Precision Door. The Property Manager will make arrangements for the installation. Funds for the garage gate replacement were approved at the Annual General Meeting.
2. Projects 2012: Council reviewed which projects will be completed this year and the projects are noted in these minutes.
3. Depreciation Report: Fabian and Dwayne will be reviewing the proposals for a depreciation report for the building. The Property Manager will obtain another quote from JRS so that there are three quotes to compare. A recommendation will be made by Fabian and Dwayne at the next Council meeting.
4. Window Washing: Council opted not to wash the windows this year as there are only a few windows that are not readily accessible for Owners to clean themselves.
5. Tree Pruning: The trees have been pruned and the invoice was approved for payment.

## **FINANCIAL REPORTS**

1. Monthly Reports: After review and discussion, it was moved, seconded (#304/#207) and carried unanimously to approve the February 2012 to April 2012 Financial Reports, as prepared by Bayside.
2. Accounts Receivable: Council reviewed the accounts receivable report as at June 7, 2012. There are currently six Owners in arrears and the amounts owing are for move fees, a bed bug heat treatment charge back and the fence levy. The Owner of Strata Lot 16 was lienied for amounts owing to the Strata Corporation for the fence levy. Bayside will effect collection as necessary.

## **NEW BUSINESS**

1. Council Member Resignation: Steve Jones resigned from Council. Council thanks Steve for his help on Council especially with respect to landscaping advice.
2. Raccoons: An Owner called to complain about raccoons on her balcony. Pest control was dispatched to install a trap on site.
3. Fence and Gate Damage: A contractor working on the neighbouring development damaged the gate. The company was contacted and they denied any wrongdoing. The gate was subsequently mysteriously repaired. As this is the second time this company has damaged the fence, a letter will be sent asking them to be more careful of VR 300's property.
4. Audited Financials: Council reviewed and signed the audited financials for VR 300. Owners can contact the Property Manager if they are interested in obtaining a copy of the final audit.
5. Insurance Law Update: The Strata Corporation's insurance was renewed for the building. Owners are advised that this is not contents insurance, but rather it is the insurance for the common property and original fixtures. It was noted that recent cases pertaining to Strata Property Law, including LMS 2835 vs. Mari and KAS 1019 vs. Kieran, have made it clear that the Strata Corporation is not always responsible to repair suites that experience water ingress. Owners are advised that the strata property insurance deductible is \$5,000.00 for water damage. Owners who experience water ingress into their suites that is minor in nature are to use their own insurance policy to pay for the repairs or make the appropriate arrangements, at their cost.
6. Standard Door Knob: Council noted that there seems to be a few different styles of door knobs on site. Brian will purchase 6 knobs to be held in inventory for William to use as he is replacing door knobs. Brian will be reimbursed via the property manager.
7. Bike Inventory: The bike area is getting clogged with bikes again. It is believed that all bikes are in use; however, Council will tie ribbons on all the bikes again and

Owners should claim their bikes by removing the ribbon. **Unclaimed bikes will be removed and donated by August 1, 2012. A notice will be posted.**

8. Washing Machines: It was noted that the washing machines are not calibrated to take the 2012 loonies. The machines do return the coins to the Owner. The Property Manager will contact Phelps to see if the machines can be calibrated to accept the new coins.
9. Parkade Drainage and Leaks: The Property Manager will make arrangements for a drainage specialist to view the parkade and make recommendations.

### **TERMINATION**

There being no further business to transact, it was moved, seconded (#304/#207) and carried to terminate the meeting at 7:18 PM.

### **NEXT MEETING**

The schedule for upcoming meetings is as follows:

- 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.**