



MINUTES OF THE COUNCIL MEETING, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON MONDAY DECEMBER 6, 2010 ATKIWASSA NEIGHOURHOOD HOUSE 2425 OXFORD STREET VANCOUVER, BC AT 7:35 PM

Council in Attendance:

Francine Marin
Jacquie Sinclair
Julia Szwet
Sherry Shea

Regrets: Kevin Coutts

Management in Attendance:

Bill Marler and Mark Adams, Pennyfarthing Management Corp.

CALL TO ORDER

The Meeting was called to order at 7:40 p.m.

ADOPTION OF THE AGENDA

It was **RESOLVED** to accept the Agenda of the Strata Council Meeting held on December 6, 2010 as circulated with the inclusion of the following items: Newcity Deficiencies report and plumbing line report

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **RESOLVED** to amend the Minutes of the Strata Council Meeting held on October 13, 2010 as circulated, with following revisions: Council decided to hold another information meeting before calling a Special General Meeting and that the proposed Special General Meeting as mentioned in the October minutes would not be held.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Subsequently an information meeting was held before this Council meeting of December 6, 2010 and the owners were informed that VVV Engineering should have the tendering pricing available by early in January 2011, at which time the Council will arrange a Special General Meeting to present a revised proposal to the owners.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action involving the Strata Corporation.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Building Envelope remediation

New City Contracting asked owners to complete a deficiency report regarding any problems with the most recent building remediation work.

Owners repeated their request that the previously approved special resolutions from the June 22, 2010 Special General Meeting be cancelled and that all collected monies be returned to the owners.

2) Pest Control

Abell Pest Control is scheduled to come to our building every third Tuesday of the month. If anyone has issues with pests, please notify Pennyfarthing management by the 2nd Tuesday of the month at THE LATEST. Owners are responsible for providing access to their suite for Abel to perform the treatment between 9:00 am and 10:00 am on the third Tuesday of the month. Pennyfarthing Management will prepare a permanent notice for Owners about Abell's schedule and Owners' responsibilities, to be posted in a prominent place.

FINANCIAL REPORT

Financial Statements

- **Operating Statements**

The Treasurer is reviewing the financial statements for the period ending August 31, 2010.

Accounts Receivable

Notices have been mailed to Owners who have not yet paid their special assessment.

CORRESPONDENCE

A letter was received from an owner asking that Council reconsider a bill they received for plumbing and locksmith charges, as a result of an incident when their unit was locked and the plumber had to enter the unit to deal with an emergency. Council decided that the owner was in violation of the Bylaws when the incident occurred, and this is the reason why the owner received the bill. Council decided to leave the bill as it was.

NEW BUSINESS

1. Landscaping Contract

It was **RESOLVED** to renew the landscaping contract with Eco Landscaping

MOTION MOVED, SECONDED, CARRIED
(all in favour)

2. Insurance Renewal

It was **RESOLVED** to renew the insurance with Coastal Insurance.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

3. New Notice to Residents needed

Council gave to the strata agent an outdated Notice to All Residents that was posted in various areas in the building, and asked that the strata agent revise this Notice. When completed, the revised notice would be posted in the same areas.

4. Plumbing line report

Council reported that there were hair balls that apparently were obstructing the drains in some units. They asked owners to be diligent about keeping hair out of the drains and keeping the plumbing lines flowing smoothly.

Council discussed the possibility of having Artisan Plumbing doing a flush of the drains.

SCHEDULE OF THE NEXT MEETING

The next Council Meeting will be TBA.



ADJOURNED

There was no further business; it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 8:25 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please forward your concerns and correspondence to your Strata Manager, Bill Marler, by phone 604-730-7411, fax 604-734-8413, mail or by e-mail at billm@pennyfarthing.net.





Pennyfarthing

MINUTES OF THE COUNCIL MEETING, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON WEDNESDAY OCTOBER 13, 2010 AT 100-1450 CREEKSIDE DR., VANCOUVER, BC AT 7:35 PM

Council in Attendance:

Francine Marin
Jacquie Sinclair
Sherry Shea

Julia Szwet
Kevin Coutts

Management in Attendance:

Bill Marler and Eric Tan, Pennyfarthing Management Corp.

CALL TO ORDER

The Meeting was called to order at 7:35 p.m.

ADOPTION OF THE AGENDA

It was **RESOLVED** to accept the Agenda of the Strata Council Meeting held on October 13, 2010 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **RESOLVED** to accept Minutes of the Strata Council Meeting held on August 12, 2010 as circulated, no errors or omissions were reported.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action involving the Strata Corporation.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Building Envelope remediation

At the owner's information meeting before the Council meeting, there was agreement amongst the owners to proceed to ask VVV Engineering to draw specifications to complete the north, west and south wall remediation and the membrane repair specifications subject to the owners agreeing to raise the necessary monies. In addition, the owners requested that the previously approved special resolutions from the June 22, 2010 Special General Meeting be cancelled and that all collected monies be returned to the owners.

2. owners are reminded that storage insurance must be displayed on all cars which are stored in the underground parking garage.

FINANCIAL REPORT

Financial Statements

Financial statements for the period ended on August 31, 2010 has been provided to the treasurer.

Accounts Receivable

CORRESPONDENCE

None was reviewed.

NEW BUSINESS

1. Pest Control

A follow-up services and treatment are being conducted by Abell Pest Control.

2. VVV Engineering

It was **MOVED** by unit #105 and **SECONDED** by #106 to engage VVV Engineering to complete remediation specifications for the north, west and south walls as well as the membrane repair, expense not to exceed approximately \$6,000 plus HST.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

3. Special General Meeting

It was **MOVED** by unit #304 and **SECONDED** by #408 to hold a Special General Meeting to cancel the previously approved special resolutions at the Special General Meeting of June 22, 2010 and refund all collected monies and seek the approval of the owners for a new special assessment to complete the north, west and south wall remediation and membrane repair using the estimate of VVV Engineering.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

SCHEDULE OF THE NEXT MEETING

The next Council Meeting will be TBA.

ADJOURNED

There was no further business; it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 8:25 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please forward your concerns and correspondence to your Strata Manager, Bill Marler, by phone 604-730-7411, fax 604-734-8413, mail or by e-mail at billm@pennyfarthing.net.





Pennyfarthing

MINUTES OF THE COUNCIL MEETING, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON THURSDAY AUGUST 12, 2010 AT 100-1450 CREEKSIDE DR., VANCOUVER, BC AT 7:00 PM

Council in Attendance:

Francine Marin
Jacquie Sinclair

Julia Szwet
Kevin Coutts

Regrets: Sherry Shea

Management in Attendance:

Bill Marler, Pennyfarthing Management Corp.

CALL TO ORDER

The Meeting was called to order at 7:05 p.m.

ADOPTION OF THE AGENDA

It was **RESOLVED** to accept the Agenda of the Strata Council Meeting held on August 12, 2010 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **RESOLVED** to accept Minutes of the Strata Council Meeting held on May 26, 2010 as circulated, no errors or omissions were reported.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action involving the Strata Corporation.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Building Envelope remediation

Management reported that the east wall remediation had been completed and that deficiency reports been submitted by seven out of the eight suites. These deficiency reports have been forwarded to and are being addressed by Newcity Contracting under the supervision of VVV Engineering.

FINANCIAL REPORT**Financial Statements**

Financial statements for the period ended on July 31, 2010 has been provided to the treasurer.

Accounts Receivable

Management reported that there were a large number of strata lots with outstanding strata fees and special assessments. Corresponding statements were sent to all delinquent owners. **Council will be reviewing how the collection of the special assessment monies is progressing in early October and there will be a discussion with the owners at an Information Meeting on Thursday October 14, 2010 to be followed by a Council meeting.**

CORRESPONDENCE**1. E-mail and telephone calls from various owners**

Some owners have indicated that they are having difficulties in obtaining financing for the special assessment. Council will be reviewing with the owners at the information meeting in October the amount of money which has been collected by the Strata Corporation.

2. E-mail from the owner of the S. L. # 4

The owner was concerned about security during construction and requested reimbursement for the damaged by the employees of the New City Contracting picture frame.

The contractor was contacted about security and the reimbursement.

NEW BUSINESS**1. Pest Control**

A follow-up cockroach service and treatment was conducted by Abell Pest Control in July 2010. Another trap inspection will be coordinated with the annual fire inspection in October 2010.

2. Special Assessment Collection

The Council reviewed the outstanding amount for the owners as at August 12, 2010 and there is over \$100,000 uncollected as of this date with both the September 1st and October 1st still remaining to be paid. The VVV Engineering current estimated costs for phase 2 of the remediation project is approximately \$746,300.00 which is substantial higher than the funds which are being collected from the Special General Meeting on June 22, 2010 when combined with the balance of funds remaining from the east wall remediation. Given the increased estimate of costs, owners should be aware that another special assessment will be required at a future Special General Meeting.

It was **RESOLVED** given the slowness in the collection of the special assessment from the June 22, 2010 Special General Meeting and the \$746,300.00 current estimated costs from VVV engineering being substantially higher then originally budgeted for in phase 2 of the remediation that the scaffolding be taken down and the exposure exterior areas be wrapped for winter weather.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

3. VVV Engineering

It was **RESOLVED** to ask VVV Engineering to submit a quote to draw bidding specifications for a minimum three quotes for phase 2 of the building remediation work.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

4. Building Repairs

Some electrical repairs to the lighting and a stairway heater have been scheduled with Panorama Electrical. A drywall area in the entrance lobby of the building will be also being repaired.



All residents are invited to attend an Information Meeting to discuss the progress in the collection of the special assessment funds and new information about the building envelope remediation. This meeting is scheduled for

Thursday October 14, 2010 at 7:00 pm in the lobby at 1864 Frances St., Vancouver BC.

SCHEDULE OF THE NEXT MEETING

The next Council Meeting will be scheduled for Thursday October 14, 2010 after the information meeting.

ADJOURNED

There was no further business; it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 8:30 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please forward your concerns and correspondence to your Strata Manager, Bill Marler, by phone 604-730-7411, fax 604-734-8413, mail or by e-mail at billm@pennyfarthing.net.





Pennyfarthing

MINUTES OF THE COUNCIL MEETING, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON THURSDAY AUGUST 12, 2010 AT 100-1450 CREEKSIDE DR., VANCOUVER, BC AT 7:00 PM

Council in Attendance:

Francine Marin
Jacquie Sinclair

Julia Szwet
Kevin Coutts

Regrets: Sherry Shea

Management in Attendance:

Bill Marler, Pennyfarthing Management Corp.

CALL TO ORDER

The Meeting was called to order at 7:05 p.m.

ADOPTION OF THE AGENDA

It was **RESOLVED** to accept the Agenda of the Strata Council Meeting held on August 12, 2010 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **RESOLVED** to accept Minutes of the Strata Council Meeting held on May 26, 2010 as circulated, no errors or omissions were reported.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action involving the Strata Corporation.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Building Envelope remediation

Management reported that the east wall remediation had been completed and that deficiency reports been submitted by seven out of the eight suites. These deficiency reports have been forwarded to and are being addressed by Newcity Contracting under the supervision of VVV Engineering.

FINANCIAL REPORT

Financial Statements

Financial statements for the period ended on July 31, 2010 has been provided to the treasurer.

Accounts Receivable

Management reported that there were a large number of strata lots with outstanding strata fees and special assessments. Corresponding statements were sent to all delinquent owners. **Council will be reviewing how the collection of the special assessment monies is progressing in early October and there will be a discussion with the owners at an Information Meeting on Thursday October 14, 2010 to be followed by a Council meeting.**

CORRESPONDENCE

1. E-mail and telephone calls from various owners

Some owners have indicated that they are having difficulties in obtaining financing for the special assessment. Council will be reviewing with the owners at the information meeting in October the amount of money which has been collected by the Strata Corporation.

2. E-mail from the owner of the S. L. # 4

The owner was concerned about security during construction and requested reimbursement for the damaged by the employees of the New City Contracting picture frame.

The contractor was contacted about security and the reimbursement.

NEW BUSINESS

1. Pest Control

A follow-up cockroach service and treatment was conducted by Abell Pest Control in July 2010.

2. Special Assessment Collection

The Council reviewed the outstanding amount for the owners as at August 12, 2010 and there is over \$100,000 uncollected as of this date with both the September 1st and October 1st still remaining to be paid. The VVV Engineering current estimated costs for phase 2 of the remediation project is approximately \$746,300.00 which is substantial higher than the funds which are being collected from the Special General Meeting on June 22, 2010 when combined with the balance of funds remaining from the east wall remediation.

It was **RESOLVED** given the slowness in the collection of the special assessment from the June 22, 2010 Special General Meeting and the \$746,300.00 current estimated costs from VVV engineering being substantially higher the originally budgeted for phase 2 remediation amount that the scaffolding be taken down and the exposure exterior areas be wrapped for winter weather.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

3. VVV Engineering

It was **RESOLVED** to ask VVV Engineering to submit a quote to draw bidding specifications for a minimum three quotes for phase 2 of the building remediation work.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

4. Building Repairs

Some electrical repairs to the lighting and a stairway heater have been scheduled with Panorama Electrical. A drywall area in the entrance lobby of the building will be also being repaired.



All residents are invited to attend an Information Meeting to discuss the progress in the collection of the special assessment funds and new information about the building envelope remediation. This meeting is scheduled for

Thursday October 14, 2010 at 7:00 pm in the lobby at 1864 Frances St., Vancouver BC.

SCHEDULE OF THE NEXT MEETING

The next Council Meeting will be scheduled for Thursday October 14, 2010 after the information meeting.

ADJOURNED

There was no further business; it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 8:30 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please forward your concerns and correspondence to your Strata Manager, Bill Marler, by phone 604-730-7411, fax 604-734-8413, mail or by e-mail at billm@pennyfarthing.net.





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MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON TUESDAY, JUNE 22, 2010 AT 7:00 P.M. IN THE MEETING ROOM AT THE KIWASSA NEIGHBOURHOOD HOUSE, 2425 OXFORD STREET, VANCOUVER, BC.

CALLED TO ORDER

The Strata Council President, Francine Marin (S.L. # 32), called the meeting to order at 7:02 pm and welcomed all Owners.

ELECTING THE CHAIR OF THE MEETING

The Strata Council President, F. Marin (S.L. # 32), chaired the meeting.

CONFIRMATION OF QUORUM

Owners were informed that of the 32 strata lots in the Strata Corporation VR 969, sixteen (16) strata lots were represented in person and five (5) by proxy.

It was **MOVED** by K. Huy Tran (S.L. #23) and **SECONDED** by M. Anderson (S.L.# 17) that the quorum of the meeting was achieved in accordance with the Strata Property Act.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

GUESTS PRESENTATION

Alfredo Jo, M.A.Sc., M.Eng., P.Eng., Project Engineer from VVV Engineering Ltd., explained owners that due to extensive rot found at the 03-05 elevation and other locations it would be the most financially efficient for the strata to undertake rain screening of the rest of the building.

Rick Morrow, representative from New City Contracting, answered owners' questions with regard to the work done on the east side of the building and a time frame for the full building envelope remediation. When approved, the work should be completed within 5-6 months from the start.

Representatives from Planact Project Management informed about financial options currently available for the owners, such as 2nd mortgages, non-mortgage loans (GSA and through CMHC), grants through CMHC, BC Hydro, etc.

Planact Project Management assists owners in obtaining of necessary financing and oversees building envelope remediation projects in general.

After the guests' departure, the meeting continued with business at hands.

PROOF OF NOTICE

It was **MOVED** by K. Huy Tran (S.L. #23) and **SECONDED** by L. Gerty (S.L. #15) that the Notice of the meeting dated May 31, 2010 complied with the notice requirements of the Strata Property Act.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

APPROVAL OF AGENDA

It was **MOVED** by S. Kesic (S.L.# 24) and **SECONDED** by M. Anderson (S.L.# 17) that the Agenda of the Special General Meeting held on June 22, 2010 be accepted as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS MINUTES

It was **MOVED** by K. Coutts (S.L. #7) and **SECONDED** by S. Kesic (S.L.# 24) that the Minutes of the Annual General Meeting held on February 24, 2010 be adopted as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

OLD BUSINESS

There was no *Old Business*.

SPECIAL RESOLUTION 1 - TO APPROVE SPECIAL ASSESSMENT FOR THE RAIN SCREENING OF THE REST OF THE BUILDING

It was **MOVED** by J. Sinclair (S.L. # 2) and **SECONDED** by K. Huy Tran (S.L. #23) that the Special Resolution 1 be accepted as presented:

- A) *"Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that a special assessment in the aggregate amount of \$ 580,000.00 be assessed against all strata lots in accordance with unit entitlement for the building remediation including the replacement of existing cladding with rain screened wall system, installation of new windows and balcony doors on the rest of the building (west, north and south sides) and replacement of the balcony walls with glass and railings. This assessment will be payable in four (4) equal payments commencing July 1st, 2010. If costs of the project exceed \$580,000.00, they shall be paid from the Special Assessment Fund for the east wall remediation.*
- B) *Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that the Strata Council be empowered to utilize the Contingency Reserve Fund and Special Assessment Fund for the east wall remediation to finance this project until special assessment funds are collected from the owners in full.*
- C) *Where an owner fails to pay this special assessment on or before a due date, outstanding special assessment amount will be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, an owner who fails to pay on or before a due date will incur a fine of \$50 per month until assessment is paid in full."*

Discussion:

Majority of the owners agreed that building remediation must be done as soon as possible, but many were concerned about financing of this project.

There appears to be a number of owners who may not be able to obtain any financing for the special assessment. Such owners are asked to contact management no later than July 5, 2010 (see a Notice enclosed with these Minutes).

Strata Council needs to know how many owners would need special arrangements for this special assessment as soon as possible. As soon as the amount is known, Council may hire a consultant to assist with obtaining a Loan under General Strata Agreement, which would allow low-income owners to repay their outstanding to the strata by increased strata fees.

MOTION MOVED, SECONDED, CARRIED
(18 in favour, 2 against, 1 abstention)

SPECIAL RESOLUTION 2- TO HIRE A PROJECT MANAGER

It was **MOVED** by J. Sinclair (S.L.# 2) and **SECONDED** by L. Gerty (S.L. #15) that the Special Resolution 2 be accepted as presented:

- A) *"Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, to hire a project management company for the full building remediation project and to approve a special assessment in the aggregate amount of \$ 46,000.00, which will be assessed against all strata lots in accordance with unit entitlement for the project management services. This assessment will be payable in four (4) equal payments commencing July 1st, 2010. If costs exceed \$46,000.00, they shall be paid from Contingency Reserve Fund.*



SPECIAL RESOLUTION 2 continued

- B) *Where an owner fails to pay this special assessment on or before a due date, outstanding special assessment amount will be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, an owner who fails to pay on or before a due date will incur a fine of \$50 per month until assessment is paid in full."*

MOTION MOVED, SECONDED, DEFEATED
(13 in favour, 6 against, 1 abstention)

SPECIAL RESOLUTION 3- TO APPROVE SPECIAL ASSESSMENT FOR THE PARTIAL PARKING MEMBRANE REPLACEMENT

It was **MOVED** by F. Marin (S.L. # 32) and **SECONDED** by K. Huy Tran (S.L. #23) that the Special Resolution 3 be accepted as presented:

- A) *"Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that a special assessment in the aggregate amount of \$ 60,000.00 be assessed against all strata lots in accordance with unit entitlement for the urgent waterproofing membrane replacement at the south-west corner of the building. This assessment will be payable in four (4) equal payments commencing July 1st, 2010. If costs of the project exceed \$60,000.00, they shall be paid from the the Contingency Reserve Fund.*
- B) *Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that the Strata Council be empowered to utilize the Contingency Reserve Fund and Special Assessment Fund for the east wall remediation to finance this project until special assessment funds are collected from the owners in full.*
- C) *Where an owner fails to pay this special assessment on or before a due date, outstanding special assessment amount will be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, an owner who fails to pay on or before a due date will incur a fine of \$50 per month until assessment is paid in full."*

Discussion:

One of the owners asked about parking membrane replacement at the east side of the building. Management will follow up on this issue with VVV Engineering. If necessary, it will be included into the scope of work.

MOTION MOVED, SECONDED, CARRIED
(16 in favour, 2 against, 2 abstention)

NEW BUSINESS

Suspicious activity was reported in the property when plastic table was moved from one of the patios; a box spring was found at the west side of the building. **Residents are asked to be vigilant.**

It was also noted that a vehicle in the parking stall #30 was obstructing the driveway and residents have difficulties with parking in the adjacent parking stalls. **The responsible owner will be contacted.**

A bag with keys in it was found on the property. **If your bag was stolen or lost, please contact Management.**

ADJOURNMENT

There being no other business, it was **MOVED** by J. Sinclair (S.L.# 2) and **SECONDED** by K. Huy Tran (S.L. #23) that the meeting be adjourned. The meeting was adjourned at 9:24 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

The Minutes of the Special General Meeting Of The Owners, Strata Plan VR 969, Landview Place, held on June 22, 2010 at 7:00 P.M. in the meeting room at the Kiwassa Neighbourhood House, 2425 Oxford Street, Vancouver, BC, are subject to ratification by the Owners at the next Annual or Special General Meeting.



VR 969

PAYMENT OF THE SPECIAL ASSESSMENT

Please be advised that the following Special Resolutions were approved at the Special General meeting held on June 22, 2010:

Special ¾ Vote Resolution 1:

- A) *"Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that a special assessment in the aggregate amount of \$ 580,000.00 be assessed against all strata lots in accordance with unit entitlement for the building remediation including the replacement of existing cladding with rain screened wall system, installation of new windows and balcony doors on the rest of the building (west, north and south sides) and replacement of the balcony walls with glass and railings. This assessment will be payable in four (4) equal payments commencing July 1st, 2010. If costs of the project exceed \$580,000.00, they shall be paid from the Special Assessment Fund for the east wall remediation.*
- B) *Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that the Strata Council be empowered to utilize the Contingency Reserve Fund and Special Assessment Fund for the east wall remediation to finance this project until special assessment funds are collected from the owners in full.*
- C) *Where an owner fails to pay this special assessment on or before a due date, outstanding special assessment amount will be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, an owner who fails to pay on or before a due date will incur a fine of \$50 per month until assessment is paid in full."*

Special ¾ Vote Resolution 3:

- A) *"Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that a special assessment in the aggregate amount of \$ 60,000.00 be assessed against all strata lots in accordance with unit entitlement for the urgent waterproofing membrane replacement at the south-west corner of the building. This assessment will be payable in four (4) equal payments commencing July 1st, 2010. If costs of the project exceed \$60,000.00, they shall be paid from the the Contingency Reserve Fund.*
- B) *Be it RESOLVED, by a three-quarter vote of the Owners, Strata Plan VR 969, that the Strata Council be empowered to utilize the Contingency Reserve Fund and Special Assessment Fund for the east wall remediation to finance this project until special assessment funds are collected from the owners in full.*
- C) *Where an owner fails to pay this special assessment on or before a due date, outstanding special assessment amount will be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, an owner who fails to pay on or before a due date will incur a fine of \$50 per month until assessment is paid in full."*

Please be advised that these Special levies are payable on the first of each month from July 1, 2010 till October 1st, 2010.

Owners who are absolutely unable to pay these special assessments in time and unable to obtain financing are asked to contact Management by mail, e-mail or fax not later than

July 5, 2010.

If there is a number of owners who unable to pay this special assessment the strata corporation may obtain a loan secured by strata fees. This loan will be much more expensive for owners and should be used as the last option. Please contact Management for more information.

**This Section Applies Only To Owners Currently Paying By Pre-Authorized Payment
(Optional)**

RE: LANDVIEW PLACE, STRATA PLAN VR 969, UNIT # _____, STRATA LOT # _____

Surname/First Name

Address

City

Province

Postal Code

I/We hereby authorize

Name of Financial Institution

Branch Address

	<i>Chequing</i>	<i>Savings</i>	<i>Current</i>
_____ <i>Account Number</i>	_____ <i>Type of Account (Check One)</i>		

to debit my/our account indicated above, on the first of each month, to cover special levy due by the undersigned to the STRATA CORPORATION of Strata Plan VR 969.

I/We undertake to inform Pennyfarthing Management Corp. of any change in the account or address information provided in this authorization within fifteen (15) days after the change occurs. If the account is transferred to another financial institution, this authorization becomes null and void on the date of the transfer, and it will be necessary to provide a new authorization to Pennyfarthing Management Corp.

This authorization may be canceled at any time upon written notice by me/us. Any delivery of this authorization to you constitutes delivery by me/us.

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

Date

Signature

Signature

For verification purposes please enclose one of your personal cheques marked "VOID" with this form and return to:
Pennyfarthing Management Corp., #100 – 1450 Creekside Drive, Vancouver BC V6J 5B3

If you use same account as your strata fees, no additional void cheque is necessary.

Landview Place**Strata Plan VR 969****Special Assessment for the Building Envelope Remediation and
Parking Membrane Replacement at the south-west corner****4 installments from July 1, 2010 till October 1st, 2010****(due on the 1st of each month)**

Strata lot #	Unit #	Unit Entitlement	Special Assessment for the building rain screening	Special Assessment for the membrane replacement at the south-west corner	Total Special assessment	Monthly Special Assessment
1	107	518	17870.57	1848.68	19719.25	4929.81
2	105	487	16801.09	1738.04	18539.14	4634.78
3	103	515	17767.07	1837.97	19605.04	4901.26
4	101	457	15766.12	1630.98	17397.10	4349.27
5	102	571	19699.02	2037.83	21736.85	5434.21
6	104	516	17801.57	1841.54	19643.11	4910.78
7	106	512	17663.57	1827.27	19490.84	4872.71
8	108	513	17698.07	1830.84	19528.91	4882.23
9	207	518	17870.57	1848.68	19719.25	4929.81
10	205	487	16801.09	1738.04	18539.14	4634.78
11	203	515	17767.07	1837.97	19605.04	4901.26
12	201	609	21009.99	2173.45	23183.44	5795.86
13	202	571	19699.02	2037.83	21736.85	5434.21
14	204	516	17801.57	1841.54	19643.11	4910.78
15	206	512	17663.57	1827.27	19490.84	4872.71
16	208	513	17698.07	1830.84	19528.91	4882.23
17	307	518	17870.57	1848.68	19719.25	4929.81
18	305	487	16801.09	1738.04	18539.14	4634.78
19	303	515	17767.07	1837.97	19605.04	4901.26
20	301	609	21009.99	2173.45	23183.44	5795.86
21	302	571	19699.02	2037.83	21736.85	5434.21
22	304	516	17801.57	1841.54	19643.11	4910.78
23	306	512	17663.57	1827.27	19490.84	4872.71
24	308	513	17698.07	1830.84	19528.91	4882.23
25	407	518	17870.57	1848.68	19719.25	4929.81
26	405	487	16801.09	1738.04	18539.14	4634.78
27	403	515	17767.07	1837.97	19605.04	4901.26
28	401	609	21009.99	2173.45	23183.44	5795.86
29	402	571	19699.02	2037.83	21736.85	5434.21
30	404	516	17801.57	1841.54	19643.11	4910.78
31	406	512	17663.57	1827.27	19490.84	4872.71
32	408	513	17698.07	1830.84	19528.91	4882.23
		16812	580000.00	60000.00	640000.00	159999.97



Pennyfarthing

MINUTES OF THE COUNCIL MEETING, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON WEDNESDAY, MAY 26, 2010, AT 100-1450 CREEKSIDE DR., VANCOUVER, BC AT 7:00 PM

Council in Attendance:

Sherry Shea
Jacquie Sinclair

Julia Szwet

Regrets: Kevin Coutts , Francine Marin

Management in Attendance:

V. Prykhodko, Pennyfarthing Management Corp.

CALL TO ORDER

The Meeting was called to order at 7:24 p.m.

ADOPTION OF THE AGENDA

It was **RESOLVED** to accept the Agenda of the Strata Council Meeting held on May 26, 2010 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **RESOLVED** to accept Minutes of the Strata Council Meeting held on April 15, 2010 as circulated, no errors or omissions were reported.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action involving the Strata Corporation.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Building Envelope remediation

Management reported on the progress of the building envelope remediation project:

- All doors and windows have been installed;
- In-suite repairs almost completed;
- There is a delay in delivery of the balcony railings, which should arrive within 3 weeks.

Unfortunately, significant amount of rot was found on the north facing balconies. VVV Engineering also inspected the S. L. # 26 and advised that the window and surrounding wood structure need to be replaced. Council reviewed estimated costs for these repairs and recommendations from the engineers. VVV Engineering recommended to rainscreen the rest of the building, which would be the most cost effective solution.

It was decided to call Special General Meeting of the Owners to approve financing of this project.

BUSINESS ARISING FROM PREVIOUS MINUTES continued

2. Landscaping

Eco-Logical Lawn & Gardens did not start landscaping maintenance as construction work was in progress. They will be asked to start landscaping maintenance on June 1st, 2010 in the areas, which are accessible.

3. Other Building Maintenance

- The contractor hired by the homeowner of the S. L. # 12 replaced the leaking faucet, but water ingress into the lobby continued. Management dispatched Artisan Plumbing w, who found the tub overflow drain leaking. Repairs are scheduled. The owner is responsible all costs including ceiling repairs in the lobby;

FINANCIAL REPORT

Financial Statements

Financial statement for the period ended on April 30, 2010 has been provided to the treasurer.

Accounts Receivable

Management reported a few strata lots with outstanding strata fees and special assessments. Corresponding statements were sent to all delinquent owners. Management will follow up.

CORRESPONDENCE

1. E-mail from the owner of the S. L. # 15

The owner requested permission to install a hammock on the balcony.

In accordance to the Bylaws only freestanding items are allowed on the balconies. Nothing can be attached to the exterior of the building.

2. Renovation request from the owner of the S. L. # 11

The owner requested permission to renovate the strata lot.

Permission was granted on the condition that all Strata Bylaws are followed.

3. E-mail from the owner

The owner reported cockroaches in the strata lot.

The owner was advised to contact Pest Control. Inspection of the entire building was scheduled.

4. E-mail from the owner of the S. L. # 28

The owner informed about the arrangements with the owner of S. L. # 20 about a parking stall assigned for the strata lot #28.

Due to a complaint that another owner parked in this parking stall, a letter was sent.

5. E-mail from the owner of the S. L. # 7

The owner reported a bedroom window not opening and water damage on the ceiling.

Inspection was done and a window above was found leaking. The repairs were postponed until the SGM.

6. E-mail from the owner of the S. L. # 4

The owner was concerned about security during construction and requested reimbursement for the damaged by the employees of the New City Contracting picture frame.

The contractor was contacted about security and the reimbursement.

NEW BUSINESS

1. Pest Control

Due to reports about cockroaches in the strata lots Management obtained a few quotes for the inspection and treatment. Inspection of all strata lots was done on May 18, 2010. Follow up inspections and treatment will be scheduled.

It was **RESOLVED** to approve a quote from Abel Pest Control for the monthly inspections.

**MOTION MOVED, SECONDED, CARRIED
(all in favour)**



NEW BUSINESS continued

2. Parking membrane

The owner of S. L. # 8 reported water ingress from the exterior.

Management and VVV Engineering inspected the strata lot twice and water ingress due to the parking membrane failure has been confirmed at the west and south sides of the building. Previous partial repairs to the membrane in this area were not successful and failed within a few years.

Council was advised that parking membrane replacement in the entire section is necessary to ensure long lasting protection of the building.

A few quotes for the repairs have been discussed. Management will obtain more quotes and this issue will be included into the SGM Agenda.

3. Special General Meeting

Special General Meeting of the Owners was scheduled on June 22, 2010 to decide on necessary repairs to the building envelope. Notices of the meeting will be sent to all owners as per requirements of the Strata Property Act.

All residents are invited to attend the Information Meeting to discuss the progress and new information about the building envelope remediation. This meeting is scheduled on

Tuesday, June 8, 2010 at 7:00 pm in the lobby at 1864 Frances St., Vancouver BC.

SCHEDULE OF THE NEXT MEETING

The next Council Meeting will be scheduled after SGM.

ADJOURNED

There was no further business; it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 9:15 pm.

**MOTION MOVED, SECONDED, CARRIED
(all in favour)**

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please forward your concerns and correspondence to your Strata Manager, Vira Prykhodko, by phone 604-730-7411, fax 604-734-8413, mail or by e-mail at virap@pennyfarthing.net.





Pennyfarthing

April 23, 2010

**Landview Place,
Strata Plan VR 969**

Dear Owners,

Re: Strata fees schedule change

We regret to inform you about a mistake in the calculation of 15% strata fee increase for the fiscal year January 1, 2010 - December 31, 2010, which was approved at the Annual General Meeting of the Owners held on February 24, 2010.

Please find amended schedule of strata fees enclosed with this Notice.

If you are on pre-authorized payment plan the amended strata fee amount will be directly withdrawn from your bank account each month starting **May 1, 2010**.

Please note that on **June 1, 2010** in addition to the monthly strata fee, the difference of strata fees from January 2010 till April 30, 2010 will be deducted from your bank account.

If you need special arrangements please contact Management by fax, mail or e-mail not later than April 29, 2010.

If you pay your strata fees by cheque please kindly correct the amount of your monthly fee in accordance with the attached schedule.

Additional statements will be sent to all owners.
We do apologize for the inconvenience.

Should you have any questions, please do not hesitate to contact me by e-mail virap@pennyfarthing.net or by phone 604-730-7411.

Yours truly,

On behalf of the Owners, Strata Plan VR 969
PENNYFARTHING MANAGEMENT CORP.

Vira Prykhodko
Property Manager

**Landview Place
Strata Plan VR 969
Fiscal Year 2010 Strata Fees**

Strata lot #	Unit #	Unit Entitlement	Annual Contingency Reserve Contribution	Annual Operating Fund Contribution	Monthly Operating Fund Contribution	Monthly Contingency Reserve Contribution	Total Monthly Distribution	The amount in the AGM Minutes	The Difference Per Month
1	107	518	213.09	2007.35	167.28	17.76	185.04	163.32	21.72
2	105	487	200.34	1887.22	157.27	16.69	173.96	153.54	20.42
3	103	515	211.86	1995.73	166.31	17.65	183.96	162.36	21.6
4	101	457	188.00	1770.97	147.58	15.67	163.25	144.09	19.16
5	102	571	234.89	2212.74	184.40	19.57	203.97	180.02	23.95
6	104	516	212.27	1999.60	166.63	17.69	184.32	162.69	21.63
7	106	512	210.62	1984.10	165.34	17.55	182.89	161.42	21.47
8	108	513	211.03	1987.98	165.66	17.59	183.25	161.74	21.51
9	207	518	213.09	2007.35	167.28	17.76	185.04	163.32	21.72
10	205	487	200.34	1887.22	157.27	16.69	173.96	153.54	20.42
11	203	515	211.86	1995.73	166.31	17.65	183.96	162.36	21.6
12	201	609	250.53	2360.00	196.67	20.88	217.55	192.01	25.54
13	202	571	234.89	2212.74	184.40	19.57	203.97	180.02	23.95
14	204	516	212.27	1999.60	166.63	17.69	184.32	162.69	21.63
15	206	512	210.62	1984.10	165.34	17.55	182.89	161.42	21.47
16	208	513	211.03	1987.98	165.66	17.59	183.25	161.74	21.51
17	307	518	213.09	2007.35	167.28	17.76	185.04	163.32	21.72
18	305	487	200.34	1887.22	157.27	16.69	173.96	153.54	20.42
19	303	515	211.86	1995.73	166.31	17.65	183.96	162.36	21.6
20	301	609	250.53	2360.00	196.67	20.88	217.55	192.01	25.54
21	302	571	234.89	2212.74	184.40	19.57	203.97	180.02	23.95
22	304	516	212.27	1999.60	166.63	17.69	184.32	162.69	21.63
23	306	512	210.62	1984.10	165.34	17.55	182.89	161.42	21.47
24	308	513	211.03	1987.98	165.66	17.59	183.25	161.74	21.51
25	407	518	213.09	2007.35	167.28	17.76	185.04	163.32	21.72
26	405	487	200.34	1887.22	157.27	16.69	173.96	153.54	20.42
27	403	515	211.86	1995.73	166.31	17.65	183.96	162.36	21.6
28	401	609	250.53	2360.00	196.67	20.88	217.55	192.01	25.54
29	402	571	234.89	2212.74	184.40	19.57	203.97	180.02	23.95
30	404	516	212.27	1999.60	166.63	17.69	184.32	162.69	21.63
31	406	512	210.62	1984.10	165.34	17.55	182.89	161.42	21.47
32	408	513	211.03	1987.98	165.66	17.59	183.25	161.74	21.51
		16812	6916.00	65149.90	5429.15	576.31	6005.46		

