



S.D. WOODMAN

MANAGEMENT LTD.

MINUTES OF THE STRATA COUNCIL, STRATA LMS 2744 ALAMEDA PARK – HELD SATURDAY APRIL 22, 2006 AT 10:30 A.M. IN UNIT #309 – 3235 WEST 4TH AVE., VANCOUVER, BC.

PRESENT:	BRENDA POWER	PRESIDENT
	ELIZABETH RAINER	SECRETARY
	BRUCE CADORETTE	MEMBER AT LARGE
	DIANNE WOODMAN	S.D. WOODMAN MANAGEMENT LTD
ABSENT:	ROBIN DIEHL	TREASURER
	STEVEN SCOTT-DAVIES	VICE-PRESIDENT/MAINTENANCE

1.0 Meeting was brought to order at 10:45 a.m.

2.0 **OWNERS IN ATTENDANCE**

N/A

3.0 It was properly **MOVED** (Cadorette) and **SECONDED** (Rainer) to approve the Minutes of the February 1, 2006 Council meeting as circulated. **CARRIED**

4.0 **BUSINESS ARISING FROM THE MINUTES**

01/04 **Landscaping**

Rocksolid advised that the four large trees will be transplanted next week. Also, there was to be some ground cover planted upon removal of the Ivy, this has not yet been done. It was noted that the plants in front are dead. S.D. Woodman will follow up with Rocksolid.

06/05 **DRYER VENTS**

Some owners, at their own cost, wanted B.C. Dryer Duct to clean the dryer vents from the inside of the suite. To date all but of a couple of suites have had their vents cleaned. B. C. Dryer Duct will be following up on this accordingly.

09/05 **Re-Direct Mail**

If Owners are having a problem with mail delivery they are asked to please contact the Post Office as Alameda Park has a case file with the Post Office. Elizabeth Rainer has a wicker basket that can be installed for the re-directed mail.

11/05 **Front Gate**

The front gate requires painting and the installation of new plexi-glass. S. D. Woodman was asked to hire a handy man to do this work.

01/06 Garbage Door

F & L Manufacturing was called out to repair the door; due their busy schedule the repair of the door has been delayed. The garbage contractor is not locking the door and needs to be reminded to do so.

02/06 Lock Boxes

The contractors have been contacted to come and install covers on their boxes.

03/06 Fire Equipment

Fire Pro was at the building to complete the annual fire equipment inspection. A deficiency report will be sent out accordingly and any necessary repairs will be completed. S. D. Woodman will follow up to check the status of the backflow device.

04/06 Window Flashing #306

The window flashing will be looked into further when Ocean West is on site to finish repairs to the deck on #309.

05/06 Miscellaneous Building Repairs & Maintenance

It was noted that one of the front steps has come unaligned with the rest of the steps. This should be corrected.

Check elevator key in the Lobby to see if it is turning both ways.

5.0 FINANCIAL REPORT

S. D. Woodman noted that two suites are seriously in arrears in paying their strata fees. Numerous letters have been sent out and liens have been filed in Land Titles against their strata lots. Council unanimously approved S. D. Woodman Management to hand the matter over to the lawyers to commence foreclosure proceedings.

It was **MOVED** (Rainer) and **SECONDED** (Cadorette) to approve the financial statement for the month of March, 2006 as presented. **CARRIED.**

S. D. Woodman presented a draft budget prepared by Robin Diehl and Dianne Woodman for Council's review. The new budget, if approved by the Owners, provides for an increase in monthly strata fees of approximately 5%. Council reviewed the budget and approved it for presentation to the Owners at the Annual General Meeting. The Annual General Meeting will be held on Wednesday May 17th, 2006.

6.0 NEW/OTHER BUSINESS

Cleaning - Exterior of Building

The exterior walls of the building are in need of being cleaned. The walls will be cleaned with a light spray and solution as power washing could damage the exterior stucco.

Washing of Halls/Painting of Halls

The hall walls and stairwells are in need of being washed. It was felt that the stairwells are in need of being painted. Estimates will be obtained for this work.

Rental Bylaw

It was suggested that a rental bylaw be put on the Agenda for the Annual General Meeting. The bylaw would limit the number of rental suites allowed in the building to 15% of the total number of suites.

Garage Door Remote Controls

Owners are reminded if you have lost your remote control to please advise Council immediately as this loss compromises the building security.

Plumbing Stacks

Roto Rooter was recently called out the building to clear a drain as a sink was backing up and not draining. Roto Rooter advised that all of the plumbing vents should be cleaned. S. D. Woodman will follow up.

Reminder: To All Owners/Residents - Roto Rooter was called out to the building and reported that paint thinner had been poured down a drain by someone in the building. Owners/residents are asked to remember that nothing is to be poured down the drains at any time.

Reminder: Owners/residents are also reminded that there is to be nothing left in the halls or in front of suite doors, including mats. In the event of an emergency someone could trip over articles left in halls.

7.0 CORRESPONDENCE

Correspondence was received from the Owner of suite #104 concerning dead plants. This has since been followed up with the landscaper.

Correspondence was received from the Owner of suite #308 concerning a number of building issues. The owner also offered to contribute her time and expertise with regard to planting and garden design. Council is always happy to receive advice on any issue. The Owner will be responded to accordingly.

8.0 ADJOURNMENT

There being no further business the meeting was adjourned at

The next meeting will be the Annual General Meeting scheduled for Wednesday May 17, 2006. Notices will be sent out accordingly.

IN ORDER TO IMPROVE COMMUNICATION AND PERSUANT TO THE STRATA PROPERTY ACT ALL OWNERS ARE REQUESTED TO PUT ANY COMPLAINTS AND/OR COMMUNICATIONS IN WRITING (OTHER THAN ISSUES OF AN EMERGENCY NATURE) AND DELIVER THEM TO A MEMBER OF COUNCIL OR THE PROPERTY MANAGER.



**MINUTES OF THE STRATA COUNCIL, STRATA LMS 2744 ALAMEDA PARK – HELD TUESDAY
JULY 11, 2006 AT 6:30 P.M. – BURRARD CIVIC MARINA**

**PRESENT: BRENDA POWER
ELIZABETH RAINER
BRUCE CADORETTE
WILLIAM CHOBOTAR
STEVEN SCOTT-DAVIES**

DIANNE WOODMAN

S.D. WOODMAN MANAGEMENT LTD

**ABSENT: JENNIFER WOLOSHYN
ROBIN DIEHL**

1.0 Meeting was brought to order at 7:30 p.m.

2.0 COUNCIL POSITIONS – 2006/07

Brenda Power	President
Steven Scott-Davies	Vice President
Robin Diehl	Treasurer
Elizabeth Rainer	Secretary
Bruce Cadorette	Maintenance Committee
William Chobotar	Landscaping Committee
Jennifer Woloshyn	Landscaping Committee

3.0 APPROVAL OF MINUTES

It was properly **Moved** (Cadorette) and **Seconded** (Power) to approve the Minutes of the April 22, 2006 Council meeting as circulated. **CARRIED**

4.0 BUSINESS ARISING FROM THE MINUTES

01/04 Landscaping

Brenda Power, William Chobotar and Steven Scott-Davies met on site with the gardeners to discuss a plan for the gardens and what needs to be done. A list of work was compiled and to date it appears that there has been progress made on the list. One of the large trees that were transplanted has died. Council feels some responsibility for the tree dying is the gardeners, although they do not provide any guarantees, when a tree is transplanted. It was felt that a 50/50 split for the cost of replacing the tree is agreeable.

It was suggested that rock be laid down in some of the bed areas to give a tidier look. An estimate will be obtained for this. Rockslid has been asked for an estimate to extend the walkway to the west side of the building. S. D. Woodman will follow up on these matters.

06/05 DRYER VENTS

Complete.

09/05 Re-Direct Mail

Steven Scott-Davies has provided a mail box for re-directed mail to be put in. This will be installed very shortly.

11/05 Front Gate

The painting of the gate is to be done in approximately 1 ½ weeks. After the painting is complete, the new plexi-glass will be installed. Steven Scott-Davies has volunteered to purchase and install the plexi-glass. Thank you to Steven Scott-Davies for this.

01/06 Garbage Door

The garbage door still is not closing properly. S. D. Woodman will follow up.

02/06 Lock Boxes

The Fire Department is upgrading all of their lock boxes in the City. To date, Alameda's has not been done. They should be approaching Alameda shortly.

03/06 Window Flashing #306/#309 Balcony

Ocean West still has not been out to repair. S.D. Woodman will follow-up.

05/06 Miscellaneous Building Repairs & Maintenance

It was noted that one of the front steps has come unaligned with the rest of the steps. This should be corrected.

07/06 Window Washing/Exterior of Building

Complete.

08/06 Washing and Painting of Halls

Estimates are being obtained for the painting of all hallways and stairwells.

5.0 FINANCIAL REPORT

It was **MOVED** (Power) and **SECONDED** (Chobotar) to approve the financial statement for the month of June, 2006 as presented. **CARRIED.**

6.0 NEW/OTHER BUSINESS

Heating

The fourth floor and other floors are very stuffy and hot. The filters need to be changed and adjusted. Reid Bros has been called in to do this.

Tossing of Cigarettes

It has been brought to Council's attention that on occasion residents of the building have been found to toss burning cigarette butts over the balcony onto the ground. This is extremely dangerous especially during the dry weather. This type of behaviour must stop.

Parking Stalls

It has been brought to Council's attention that there are a number of vehicles in the garage that have oil leaking from them. Owners of the leaking vehicles will be sent a letter advising that the oil must be cleaned up. Failure to have the oil cleaned up will result in the council having the oil cleaned up and billed to the owner of the respective vehicle.

Washing of Garage

Consideration is being given to have the garage professionally pressure washed sometime next year. This will be further discussed at a later date.

Slamming of Doors

It has been brought to Council's attention that Owners are slamming their suite doors shut rather than closing them properly. Owners are reminded to please have consideration for your neighbours when closing your door, as sound travels very easily.

Dog Excrement in Garage

It has been discovered that someone is allowing their dog(s) to do their business in the garage and not cleaning up after the dog. This is extremely inconsiderate of other residents in the building and is in contravention of the bylaws of the strata corporation. Anyone found to be allowing this, will be fined in accordance with the bylaws.

7.0 CORRESPONDENCE

Correspondence was received from the Owner of Suite #105 concerning a number of items.

Correspondence will be sent to the Owner of Unit #307 and Unit #308 requesting that they cut back the vines which are growing on their balconies. The Owners must ensure that the vines are not attached to the building or growing up onto the ceiling and on the posts.

8.0 ADJOURNMENT

It was **MOVED** (Scott-Davies) and **SECONDED** (Rainer) to adjourn the meeting at 8:54 p.m.

The next Strata Council meeting will be held on Thursday September 14, 2006 at 5:00 p.m.

IN ORDER TO IMPROVE COMMUNICATION AND PERSUANT TO THE STRATA PROPERTY ACT ALL OWNERS ARE REQUESTED TO PUT ANY COMPLAINTS AND/OR COMMUNICATIONS IN WRITING (OTHER THAN ISSUES OF AN EMERGENCY NATURE) AND DELIVER THEM TO A MEMBER OF COUNCIL OR THE PROPERTY MANAGER.



**MINUTES OF THE STRATA COUNCIL, STRATA LMS 2744 ALAMEDA PARK – HELD THURSDAY
SEPTEMBER 14, 2006 AT 5:30 P.M. – #309 – 3235 West 4th Avenue, Vancouver, B.C.**

PRESENT:	BRENDA POWER	PRESIDENT
	STEVEN SCOTT-DAVIES	VICE PRESIDENT
	ELIZABETH RAINER	SECRETARY
	JENNIFER WOLOSHYN	LANDSCAPING COMMITTEE
	WILLIAM CHOBOTAR	LANDSCAPING COMMITTEE
	DIANNE WOODMAN	S.D. WOODMAN MANAGEMENT LTD
ABSENT:	ROBIN DIEHL	TREASURER
	BRUCE CADORETTE	BUILDING CONTACT

1.0 Meeting was brought to order at 5:55 p.m.

2.0 **APPROVAL OF MINUTES**

It was properly **MOVED** (Rainer) and **SECONDED** (Power) to approve the Minutes of the July 11, 2006 Council meeting as circulated. **CARRIED**

3.0 **BUSINESS ARISING FROM THE MINUTES**

01/04 **Landscaping**

The Strata Council is very dissatisfied with the quality of workmanship being provided by Rocksolid. S.D. Woodman has been instructed to tender out the landscaping contract for the next year. Rocksolid still has to replace the tree that died when they transplanted it. S.D. Woodman and the Strata Council will be putting pressure on Rocksolid to bring the quality of the grounds up to standard as per the contract.

09/05 **Re-Direct Mail**

Steven Scott-Davies installed the mailbox for the re-directed mail and the system seems to be working very well.

11/05 **Front Gate**

The painting of the front and back gates is complete and the results are great. The plexi-glass still has to be installed on the back gate. The painters will be asked to come back to touch up spots that were missed.

01/06 **Garbage Door**

The garbage door has been repaired.

03/06 **Window Flashing - #306 and #309 Balcony Floor**

The window flashing that needed to be replaced at suite #306 and the deck repairs at suite #309 have not been done by Ocean West. Numerous calls have been made by S.D. Woodman to Ocean West regarding this matter with assurances that they will be back to the building to complete this work, but to date nothing has been done. This will continue to be persued.

08/06 Washing and Painting of Halls

Three contractors have been asked to submit estimates to paint the halls, stairwells and ceilings. The contractors have been asked to provide separate prices for the halls, stairwells and ceilings.

09/06 Garage

Council is working to clean up the garage as residents have been storing inoperable bicycles and other articles in the garage. Residents are reminded that nothing other than vehicles is permitted to be stored in the garage. Residents can store their bikes in any available bike stall, but bikes must not be stored in the garage.

5.0 FINANCIAL REPORT

It was **MOVED** (Chobotar) and **SECONDED** (Scott-Davies) to approve the financial statement for the months of July and August, 2006 as presented. **CARRIED**.

6.0 NEW/OTHER BUSINESS

Vents

Reid Bros. will be called out to check into why the air flow in the halls has been turning off and on sporadically.

Carpet Cleaning

The cleaning of all interior carpets will be done shortly.

7.0 CORRESPONDENCE

Correspondence was received from the Owner of Suite #109 concerning a number of items as follows;

A problem with a window showing signs of deterioration from moisture and rain; a request to be provided with the name of the company that supplied the original laminate flooring and a complaint about the gardening and a request to have a large tree located by the north facing patio trimmed. A response letter will be sent to the owner accordingly.

Correspondence will be sent to the Owners of suites #307 and #308 requesting that they cut back the vines that are growing on their balconies. The Owners must ensure that the vines are not attached to the building or growing up onto the ceiling and on the posts. This will be the second letter that has been sent to both of these owners concerning this matter.

8.0 ADJOURNMENT

It was **MOVED** (Rainer) and **SECONDED** (Power) to adjourn the meeting at 7:20 p.m.

The next Strata Council meeting will be held on Thursday November 30, 2006 at 6:00 p.m. in suite #408.

IN ORDER TO IMPROVE COMMUNICATION AND PERSUANT TO THE STRATA PROPERTY ACT ALL OWNERS ARE REQUESTED TO PUT ANY COMPLAINTS AND/OR COMMUNICATIONS IN WRITING (OTHER THAN ISSUES OF AN EMERGENCY NATURE) AND DELIVER THEM TO A MEMBER OF COUNCIL OR THE PROPERTY MANAGER.



**MINUTES OF THE STRATA COUNCIL, STRATA LMS 2744 ALAMEDA PARK – HELD THURSDAY
DECEMBER 14, 2006 AT 6:30 P.M. – #408 – 3235 West 4th Avenue, Vancouver, B.C.**

PRESENT:	BRENDA POWER	PRESIDENT
	STEVEN SCOTT-DAVIES	VICE PRESIDENT
	ELIZABETH RAINER	SECRETARY
	JENNIFER WOLOSHYN	LANDSCAPING COMMITTEE
	WILLIAM CHOBOTAR	LANDSCAPING COMMITTEE
	BRUCE CADORETTE	BUILDING CONTACT
	DIANNE WOODMAN	S.D. WOODMAN MANAGEMENT LTD
ABSENT:	ROBIN DIEHL	TREASURER

1.0 Meeting was brought to order at 7:55 p.m.

2.0 **APPROVAL OF MINUTES**

It was properly **MOVED** (Scott-Davies) and **SECONDED** (Rainer) to approve the Minutes of the September 14, 2006 Council meeting as circulated. **CARRIED**

3.0 **BUSINESS ARISING FROM THE MINUTES**

01/04 **Landscaping**

S.D. Woodman Management Ltd. has tendered out the landscaping contract and is expecting 4 – 5 proposals to be received very shortly. It was properly **MOVED** (Power) and **SECONDED** (Woloshyn) to terminate the landscaping service contract with Rocksolid effective December 31, 2006. Council will award the contract to a new company once the proposals have been received and reviewed. **CARRIED UNANIMOUSLY.**

11/05 **Back Gate Plexi-Glass**

This item has been tabled for the time being and will be monitored by the strata council.

09/06 **Window Flashing - #306**

This work has now been completed satisfactorily.

08/06 **Painting**

S.D. Woodman Management Ltd. presented three quotes for the interior preparation and painting as follows:

Berry Brothers	\$8,356.00 + GST
Protech Painting	\$8,725.00 + GST
HT Painting	\$13,135.00 + GST

It was **MOVED** (Rainer) and **SECONDED** (Chobotar) to award the contract to Berry Brothers upon approval from the treasurer. **CARRIED.**

09/06 #309 – Balcony Deck

This item has been deferred until the weather improves in the spring.

11/06 3rd Floor Plumbing Leak

The leaking pipe has now been repaired and the ceiling will be repaired shortly.

12/06 Carpet Cleaning

Cleaning of the carpets will be done upon completion of the interior painting.

5.0 FINANCIAL REPORT

It was **MOVED** (Scott-Davies) and **SECONDED** (Chobotar) to approve the financial statements for the months of September, October and November, 2006 as presented. **CARRIED.**

6.0 NEW/OTHER BUSINESS

Move In/Outs

The strata council must have a minimum of 48 hours notice prior to anyone moving in or out. Failure to provide notice may result in Council not providing the key to the elevator or hanging of the elevator pads.

Reminder: Move In's and Move Out's for all Owners/Residents is \$50.00 each way.

Cardboard Container

The contractor has not been picking up the cardboard container on a regular basis. When the contractor did finally show up, only the cardboard around and on top of the container was removed. The container itself was not emptied. S. D. Woodman Management Ltd. has been dealing with this situation and will continue to pursue the contractor until it has been resolved.

Hot Water Temperature

The temperature of the hot water has been reduced. There should be no further problems in relation to this.

Informing New Owners about Recycling

This information will be contained in the New Owner Package sent out by S. D. Woodman Management Ltd. As well, the strata council will provide a sheet of information concerning the building to new owners/residents. The Council will work together in compiling this.

Recycling Reminder: As the Holiday Season is soon upon us, owners/residents are reminded to flatten all boxes and dispose of their cardboard in the container provided.

#209- Window

There is water seeping in at the sill. The contractor has suggested that caulking be done around the perimeter of the window inside and out and that should rectify this leak. The cost will be \$225.00 + GST. Council has approved the contractor to go ahead with this repair.

#408 – Deck

There are still problems with the water not draining off this deck. Ocean West will be required to return and rectify this problem. Ocean West will also be asked to come to the February 2007 strata council meeting to address this problem.

Fountain Pump

The pump for the fountain has failed due to someone jamming a screwdriver into the motor. Stephen Scott-Davies has volunteered to repair this at a maximum cost of \$500.00. The strata council approved this repair.

7.0 ADJOURNMENT

There being no further business, it was **MOVED** (Scott-Davies) and **SECONDED** (Cadorette) to adjourn the meeting at 9:30 P.M. **CARRIED.**

The next Strata Council meeting will be held on Thursday February 15, 2007 at 6:30 p.m. in suite #408.

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