

**FREESIA  
STRATA PLAN BCS1903  
1082 SEYMOUR STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,  
FREESIA, HELD IN THE TV ROOM AT 1082 SEYMOUR STREET, VANCOUVER, BC  
ON TUESDAY, NOVEMBER 7<sup>TH</sup>, 2006 AT 7:00 P.M.**

---

**IN ATTENDANCE:**

Dan Bennett – President

Lisa Cheung

Konrad Shum – Vice-President

Farzad Forooghian - Secretary

Andrew Lai – Treasurer

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Property Manager

**REGRETS:**

Weng Lee

Abelardo (Ding) Torrijos

**GUEST:**

Mr. Ruben Moses – Representative, Novus Entertainment Inc.

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order by the Strata Council President, Mr. Dan Bennett, at 7:10 p.m.

2. **GUEST PRESENTATION**

Mr. Moses presented to Strata Council the services and offers from Novus Entertainment Inc. that will benefit the Strata Corporation. If Strata Council agrees to include Novus as a second cable and entertainment provider in the building, a fiber optic network will be set-up at no cost to the Strata Corporation. The new network will run along with the current conduits without affecting any of the common areas. Novus will also be responsible for all the installation costs. Novus will also provide the Strata Corporation with a minor revenue shared program along with a free internet service for the Concierge desk and a free cable for the television room and the fitness room. Strata Council then asked questions which Mr. Moses answered. Thereafter, Strata Council thanked Mr. Moses for attending the Meeting and was excused from the remainder of the Meeting.

A discussion ensued after Mr. Moses left the Meeting. Strata Council has already received numerous requests from Residents of the building to have Novus Entertainment Inc. as an alternative to Shaw Cable in providing cable service. The Strata Council believes that the offer by Novus Entertainment Inc. is fair and is in the best interests of the Strata Corporation. After discussion, it was **MOVED, SECONDED, and CARRIED** to proceed with signing the Novus Entertainment Inc. contract.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of September 19<sup>th</sup>, 2006. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the Meeting minutes held on September 19<sup>th</sup>, 2006 as presented.

4. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

The Bylaw Committee met prior to tonight's Meeting and presented to Strata Council a draft version of the Rules and Regulations which will replace Part 7 of the Standard Bylaws for the Strata Corporation at the next Annual General Meeting. Strata Council will review this draft package and will submit their comments to the Bylaw Committee. Strata Council thanked the Bylaw Committee for their hard work.

b) **Deficiency Committee:**

The Deficiency Committee met prior to tonight's Meeting. A list of twenty (20) items was previously forwarded to the Developer for rectification. The Deficiency Committee will also be submitting a form to all Residents and Absentee Owners asking them to check their own limited common property, i.e. balconies, and report back to Strata Council by no later than December 8<sup>th</sup>, 2006.

Common Area Deficiency forms will be distributed to each suite and will be mailed to all Absentee Owners. Owners are asked to drop the forms at the Concierge desk or fax at (604) 662-4915, or mail to our office or fax at (604) 684-1956. The Deficiency Committee will then review and compile the forms and thereafter add them to the deficiency list. All Residents and Owners are reminded that this list will be for common areas only, which means areas outside your Strata Lot, i.e. balconies and windows.

c) **Finance Committee:**

Rancho presented Strata Council the arrears list for the Strata Corporation. It was noted that there are numerous Owners who are still in arrears, but that this is typical for new condo buildings. Rancho informed Council that Owners who are in arrears for more than three (3) months will receive a lien warning and will have a subsequent lien placed on their Strata Lot. Owners are reminded to contact Rancho's Accounting Department at (604) 331-4258 to update their accounts if they are in arrears. The Finance Committee will review the first set of financial statements as soon as they are ready. Strata Council thanked the Finance Committee for their report.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Pigeons:**

Rancho informed the Strata Council that the window cleaners will be on-site installing the pigeon solution on the HVAC equipment on top of the back alley turnabout. Council also decided that spikes will be added on as a second measure to prevent birds from roosting on the HVAC equipment in the back loading bay.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT – CONT'D**

a) **Pigeons – Cont'd:**

After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with the installation of the pigeon devices.

b) **Logo Mats:**

Rancho presented a quote to Strata Council for two (2) custom mats which will be placed in the front and back lobby. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with the ordering of two (2) custom mats which will have the Freesia logo embroidered on the mats.

c) **Signage on Stairwells:**

Rancho informed Strata Council that the signage for the stairwells have been ordered and will be installed as soon as they arrive.

d) **Button for Exit Gate:**

Rancho informed Strata Council that the gate company has been approached since the last Meeting for the installation of a button for cyclists. The garage door company will install this button as soon as they are able to.

e) **Window Cleaning:**

Rancho informed Strata Council that A-Space Window Cleaning has been retained to clean the windows at the building.

f) **Exercise Room:**

Rancho presented to Strata Council various digital photos of the exercise and entertainment rooms. This item will be reviewed further by the Deficiency Committee and recommendations will be made in the future to Strata Council as to what the next steps should Council take to improve the appearance and functionality of the exercise and entertainment rooms.

g) **Bus Stop:**

Strata Council received a response from the City of Vancouver and Coast Mountain Company pertaining to the bus stop located on Seymour near Helmcken. It was noted that the City currently has no plans to move the bus stop. The City will consider adding a shelter in front of the bus stop. Strata Council noted that the litter basket should not be placed in this area as it will be hard to maintain by the building staff. Rancho will contact the City of Vancouver and inform them that the litter bin is not to be installed in this area.

6. **NEW BUSINESS**

a) **Extra Lighting:**

A short discussion ensued about having extra lighting installed in various areas of the building. Rancho will present a quote to Council for review as soon as it is ready.

6. **NEW BUSINESS – CONT'D**

b) **Strata Website and Minutes Delivering:**

Strata Council decided that all minutes will be posted online at Rancho's website at [www.ranchovan.com](http://www.ranchovan.com). Owners are to visit the website and login with the following:

**Username: BCS1903**

**Password: freesia**

A few hard copies will also be available at the Concierge desk should Owners wish to obtain hard copies.

7. **CORRESPONDENCE**

Council reviewed correspondence that had been received since the last meeting and gave instructions to Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to [tli@ranchogroup.com](mailto:tli@ranchogroup.com), or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

10. **NEXT MEETING**

The next Meeting will be a Strata Council Meeting, and has been scheduled for **Monday, December 11<sup>th</sup>, 2006** at 7:00 p.m. in the TV Room located at 1082 Seymour Street Vancouver, BC.

11. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:45 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan BCS1903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4267  
Email: [tli@ranchogroup.com](mailto:tli@ranchogroup.com)

## **HOLIDAY GREETINGS**

**At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!**

**Please note that during the Xmas Holidays and the New Year period any emergency situations can be handled by contact Rancho's 24 hour emergency number.**

### **RANCHO'S XMAS HOURS**

<b>FRIDAY, DECEMBER 15</b>	<b>CLOSED AT 1:00 PM</b>
<b>FRIDAY, DECEMBER 22</b>	<b>CLOSED AT 3:00 PM</b>
<b>MONDAY, DECEMBER 25</b>	<b>CLOSED</b>
<b>TUESDAY, DECEMBER 26</b>	<b>CLOSED</b>
<b>FRIDAY, DECEMBER 29</b>	<b>CLOSED AT 3:00 PM</b>
<b>MONDAY, JANUARY 1</b>	<b>CLOSED</b>