

**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 MONDAY, DECEMBER 11TH, 2006 AT 7:00 P.M.**

IN ATTENDANCE:

Konrad Shum – Vice-President Farzad Forooghian - Secretary
Andrew Lai – Treasurer Weng Lee
Lisa Cheung

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

Abelardo (Ding) Torrijos
Dan Bennett – President

GUEST:

Mr. Ted Samang
Mr. Robert Tham

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order at 7:15 p.m.

2. **GUEST PRESENTATION**

Mr. Tham and Mr. Samang attended tonight's Meeting for a reconsideration from Strata Council to allow the Commercial Owners on Seymour Street to open a 24-hour coffee shop. Mr. Samang represents the franchisee of Waves Coffee and noted that a coffee shop in this area would allow students to have a place to congregate. Mr. Samang also noted that Waves Coffee are responsible tenants and having them open a 24-hour coffee shop will benefit the building in the long term. Questions were then posed and answered. Thereafter, Strata Council thanked Mr. Tham and Mr. Samang for attending the Meeting.

A discussion ensued after the presentors were dismissed from the remainder of the Meeting. It was noted that Strata Council have already denied their request previously. Council also noted that the noise generated from a 24-hour coffee shop and the potential patrons at this coffee shop may cause inconvenience for Freesia Residents in the long run. After discussion, it was **MOVED, SECONDED, and CARRIED** to deny the request to open a 24-hour coffee shop at the Freesia Commercial. Rancho will respond to the Commercial Owners once again in writing.

3. **RESIGNATION OF COUNCIL MEMBER**

Since Mr. Ding Torrijos sold his unit and is no longer eligible to serve on Council, it was **MOVED, SECONDED, and CARRIED** to remove Mr. Torrijos from Strata Council. Council thanked Mr. Torrijos for his time on Council.

4. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of November 7th, 2006. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes held on November 7th, 2006 as presented.

5. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

The Bylaw Committee circulated a copy of the draft Bylaws for Council to review. All Council Members' comments have been received as of tonight's Meeting. The Bylaw Committee will reconvene and take into account the comments of all Council Members and will present another draft version of the Bylaw at the next Meeting. Strata Council thanked the Bylaw Committee for their hardwork.

b) **Deficiency Committee:**

The Deficiency Committee met again prior to tonight's Meeting. All Common Area Deficiency forms, some of them being in-suite deficiency items, submitted by Owners and Residents were reviewed. Owners are reminded to contact the Developer, Magellen 2020, pertaining to their in-suite items. The Strata Council will only be reviewing common area items. The list will be finalized after tonight's Meeting and will be sent to Magellen 2020 for further action.

The Deficiency Committee and Strata Council would like to thank all Owners and Residents who took the time to fill out this form. Council thanked the Deficiency Committee for their hardwork. The Deficiency Committee will meet again prior to the January Strata Council Meeting.

c) **Finance Committee:**

Rancho presented to Strata Council the September and October 2006 financial statements. The Treasurer, Mr. Andrew Lai, will review the statements and will report back to Council at the next Meeting. In the meantime, Rancho reviewed these statements in greater detail with Council.

Owners are also reminded that Strata fees are due on the 1st of every month and no statements will be mailed out. Only Owners in arrears will be sent a statement as a reminder. Please note that there will be a charge of \$50.00 per month for late payment penalties.

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

a) **Pigeons:**

Rancho informed the Strata Council that more spikes are needed on the ceiling of the back loading bay. The pigeon problem has been dealt with, with the exception of a small corner. Rancho will contact A-Space Window Cleaning to have these spikes installed.

b) **Logo Mats for Front and Rear Entry:**

Rancho met with Woodwyatt and finalized the ordering of the logo mats. The mats should be installed before the end of December.

c) **Signage on Stairwells:**

The signage on the stairwells in various common areas have been ordered. They will be installed as soon as they are produced.

d) **Button for Exit Gate:**

Rancho informed Strata Council that the original gate supplier, Hi-Tech Doors, have been very slow to visit the site for service calls. Seeing that the gate is a main security issue, Council authorized Rancho to proceed with contacting another door company to have further door issues looked after.

e) **Extra Lighting:**

Rancho informed Strata Council that the quotation for the extra lighting will be arriving shortly. It will be presented as soon as it is ready.

7. **NEW BUSINESS**

a) **Television Theft:**

Rancho informed Strata Council that in late November, the television was stolen from the TV room. Thieves broke in via the back entrance way. Subsequently, the night graveyard Concierge has been relieved of his duty. Council then discussed various methods for replacement of the television. After much debate, it was decided that Council will wait for the budget to improve slightly before making that decision. Therefore, this issue was tabled for future Meetings.

b) **Part-time Building Supervisor:**

Rancho informed Strata Council that a building the size of Freesia should have a part-time Building Supervisor. The cost to add a Building Supervisor for a 4-hour shift is approximately \$30,000.00 per year. Strata Council noted that this item will be discussed again in future Meetings. In the meantime, Council asked Rancho to call in a handyman on a part-time basis to have various repairs and clean-up done in the common areas.

8. **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.

8. **CORRESPONDENCE – CONT'D**

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to 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.

9. **NEXT MEETING**

The next Meeting will be a Strata Council Meeting, and has been scheduled for **Monday, January 15th, 2007** at 7:00 p.m. in the TV Room located at 1082 Seymour Street Vancouver, BC.

10. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:00 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

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

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