

**FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE AMENITY AT 1082 SEYMOUR STREET, VANCOUVER, BC
ON MONDAY, JANUARY 15, 2007 AT 7:00 P.M.**

IN ATTENDANCE:

Dan Bennett – President
Andrew Lai – Treasurer
Lisa Cheung

Konrad Shum – Vice-President
Farzad Forooghian - Secretary

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

Weng Lee

GUEST:

Mr. Ken Cheung

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order at 7:00 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of December 11th, 2006. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes as presented.

3. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

Due to the holiday season, the Bylaw Committee was not able to arrange a date to review and finalize the Bylaws. The Bylaw Committee will meet again shortly to finalize the Bylaws. Council Members thanked the Bylaw Committee for their continued efforts.

b) **Deficiency Committee:**

The Deficiency Committee met again prior to tonight's Meeting. Common area report forms submitted by Owners and Residents were reviewed and submitted to Magellen 2020. As of today's date, the Committee has yet to receive a written response from the Developer. Council Members discussed various outstanding issues and made comments. The comments and the revised Deficiency List will be forwarded to Magellen 2020 after tonight's Meeting. The Strata Council thanked the Bylaw Committee for their continued efforts in resolving the building deficiencies.

3. **COMMITTEE REPORTS – CONT'D**

c) **Finance Committee:**

The Strata Council Treasurer reviewed the September, October and November 2006 financial statements. The Council Treasurer, Mr. Andrew Lai, noted that the arrears balance has improved. However, there are still a number of owners in arrears. Rancho informed the Treasurer that Owners in substantial arrears have already been issued lien warnings and liens will be placed on units who continue to be delinquent with their Strata fee payments.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the September, October and November 2006 financial statements. Owners are reminded once again that Strata fees are due on the 1st of every month and no statements will be mailed out. Please note that Owners in arrears will continue to be fined, issued lien warnings and have a lien eventually placed on their unit. Owners are reminded to be diligent in keeping up with their Strata fee payments.

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

a) **Pigeons:**

Rancho informed the Strata Council that A-Space Window Cleaning has returned to install spikes in the last corner of the loading bay.

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

Rancho informed Strata Council that the logo mats have been installed.

c) **Signage on Stairwells:**

Rancho informed Strata Council that the signage on the stairwell and various common areas has been installed.

d) **Button for Exit Gate:**

Rancho informed Strata Council that the button for the exit gates from the parkade has been installed.

e) **Extra Lighting:**

Council discussed the quote for extra lighting on the corner of Helmcken and Seymour Streets. After discussion, it was **MOVED, SECONDED, and CARRIED** to table the quote for future Meetings.

5. **NEW BUSINESS**

a) **Crane Swing Overhead:**

Cressey Developments has approached the Strata Council and indicated that their construction crane will swing over the rear alley and in the airspace above a small portion of the Freesia property. Council considered that Residents should be compensated for this use of their property and discussed various denominations which will be satisfactory to the Strata Corporation. After discussion, it was **MOVED, SECONDED, and CARRIED** to have Rancho negotiate the terms of

5. **NEW BUSINESS – CONT'D**

- a) **Crane Swing Overhead – Cont'd:**
an airspace agreement including an amount to be paid to the Strata Corporation as compensation for having Cressey Developments and their cranes swing over from 1055 into 1082 Seymour Street.
- b) **Building Damaged by Cressey Developments:**
Due to construction at 1055 Richards Street, the underground parkade has been slightly damaged by Cressey Developments. Cressey Developments were contacted and have subsequently agreed to have the repairs done. As well, Rancho will approach the original builders for the Freesia to ensure that the repairs are done properly. Rancho will follow up with Cressey Developments pertaining to the repairs.
- c) **Painting of the North Side of the Building:**
Council asked the Developer's Representative, Lisa Cheung, if the North side of the building will be painted now that the last house has been torn down. Ms. Cheung indicated that she would have to double check with ITC Construction.
- d) **Pedestal Signs:**
Council Members noticed that an extra sign could be useful in requesting people not to loiter around at the front entrance. After discussion, it was decided that a non-permanent sign mounted on a pedestal will be placed by the window of the entrance way. This sign will only be put up periodically and could also be used to post building memos. After discussion, it was **MOVED, SECONDED, and CARRIED** to proceed with the purchase of the pedestal sign.
- e) **Letter to City Hall:**
Council would like to thank all Owners who included their signatures on the petition against street walkers in the neighborhood. Council will finalize the letter and forward it to the City of Vancouver.
- f) **Part-time Building Supervisor:**
Council Members received correspondence pertaining to the upkeep of the common areas. As discussed at the last Meeting, the Freesia building currently has no Building Supervisor to perform touch-up and maintenance of the common areas. Currently, work is done on an on-call basis. After much discussion it was decided that a part-time Building Supervisor will be retained for four (4) hours per day to perform various handyman work. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the hiring of a handyman as soon as possible.

6. **CORRESPONDENCE**

Strata Council instructed Rancho on how to respond to the correspondence received. 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, 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.

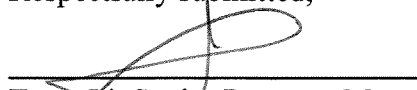
7. **NEXT MEETING**

The next Meeting will be a Strata Council Meeting, and has been scheduled for **Monday, February 19th, 2007** at 7:00 p.m. in the Amenity 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 8:00 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

SECURITY

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.