

**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, APRIL 2ND, 2007 AT 6:00 P.M.**

IN ATTENDANCE:

Dan Bennett – President
Farzad Forooghian - Secretary
Lisa Cheung

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

Konrad Shum – Vice-President
Andrew Lai – Treasurer
Weng Lee

GUEST:

Perry Abbey, Unit 510 - Observer

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order at 6:15 p.m. by the Strata Council President, Mr. Dan Bennett.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of February 19th, 2007. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes as presented.

3. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

Rancho informed the Strata Council that the draft Bylaws are almost ready and should be ready for distribution shortly. Rancho will forward the Bylaws via email to Council Members.

b) **Finance Committee:**

Since the Council Treasurer, Mr. Andrew Lai, was absent from the meeting, it was **MOVED, SECONDED, and CARRIED** to table the financial statements for approval at the next meeting. Rancho informed Strata Council that, the Strata Corporation is operating at a deficit of approximately \$30,000.00. Main causes of the deficit are utilities, supplies, and general building repair and maintenance costs, which are typically higher in the winter months but allocated evenly throughout the year in the budget.

3. **COMMITTEE REPORTS – CONT'D**

b) **Finance Committee – Cont'd:**

Rancho also informed Strata Council that the arrears balance has dropped substantially. However, a lien has been placed on two (2) units in the building. Rancho also described the method of Strata fee collection to Council Members present.

c) **Deficiency Committee:**

There are no new updates pertaining to deficiencies as of tonight's meeting. Rancho informed that a report from Canadian Access Doors is forthcoming pertaining to the overhead gates at the main entrance. Once the report is submitted, Rancho will forward the report to the Developer as a deficiency item. The next Deficiency Committee Meeting will be held at 5:30 p.m. prior to the next Council Meeting after which time Council will ask the Developer for an update on the status of the items in the deficiency list.

Council Members thanked both the Bylaw and Deficiency Committee for their continued efforts.

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

a) **Resignation of Head Concierge:**

Rancho informed Strata Council that Mr. Christian Buschner recently resigned as the Head Concierge at the Freesia. Council Members asked Rancho to thank Mr. Buschner for all his hard work and noted that his contributions to the building were great. Rancho will assist in helping the new Head Concierge, Mr. John Mcelwain, in performing his duties at Freesia.

b) **Crane Swing Overhead:**

Prior to the meeting, the Developer, Magellen 20/20, responded to Council via email stating that the easement agreement document (provided by Cressey Developments and presented to Council at the last meeting) for the overhead swing filed at the Land Title Office was legitimate. The mutual easement agreement between the original owners of both properties allows the crane to be swung overhead without financial compensation to either building. Council Member Farzad Forooghian will review the agreement and report to Council if there are any issues to discuss.

c) **Garden Plots – Seventh Floor:**

Rancho was informed by the Developer that very few of the garden plots on the seventh floor have been sold because many of the initial purchasers in the building were investors. Another reason for the lack of sales was that by the time the building had gradually filled up with residents in the months following completion, winter weather had already set in. The Developer noted that with the spring/summer months ahead, attempts will be made again to bring to the attention of the Owners that these plots are available for sale, and that anyone who is interested should contact the Developer directly at 604-681-0333.

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

- c) **Garden Plots – Seventh Floor – Cont'd:**
The City of Vancouver has approached Strata Council for a presentation on what can be done with the garden plots. However, upon learning that the garden plots were still controlled by the Developer and not sold to the individual Owners, the City advised that they will offer this service only when more plots are sold to Developer in promoting the idea of a green rooftop space for an urban environment.
- d) **Vancouver Police Department Project Access:**
The Vancouver Police Department approached Strata Council pertaining to the installation of a 24-hour access lockbox by the building entrance. In this way, Vancouver Police will be able to respond to any emergencies in the event that the Concierge is not at the desk. The benefit of this service is that the building and the Strata Council will be recognized by the Vancouver Police Department for their assistance and cooperation in achieving the program's goals. Council believes that overall security for residents will be enhanced by participating in this program. The Freesia address will also be recognized and listed on the Vancouver Police website. Council agrees that this is pivotal for the Vancouver Police to have access in the building for any emergencies. It was **MOVED, SECONDED, and CARRIED** to take steps to allow Freesia to participate in Project Access. Rancho will contact the Vancouver Police Department after tonight's meeting to make arrangements to have the lockbox installed.
- e) **Painting of North Side of the Building:**
Rancho informed Strata Council that the north side of the building has been painted by ITC, the general contractor from Magellen 20/20. However, vandals have again put graffiti on the area. Rancho will contact a handyman to have this area painted as soon as possible. Council Members also inquired what can be done to control the issue of graffiti that is plaguing the building. Rancho informed Council the best approach to control graffiti is to remove it as soon as possible and to be diligent with its removal. If is not removed, it often attracts more graffiti.
- f) **Advertisement in Elevators:**
Rancho presented a brochure from IHN Media pertaining to their proposed installation of LCD monitors and security cameras in the elevators. IHN Media has offered the Strata Corporation free installation of a security camera in the elevator cabs if Council allows the installation of LCD monitors in the elevators for IHN's advertising purposes. Rancho advised Council that by having these monitors installed, the Strata Corporation will get free security cameras added to the elevators, thus enabling Council to better monitor illegal disposal of garbage and effectively enforce the Strata Corporation's Bylaws. However, there are also disadvantages and one is the fact that these advertisements are controlled entirely by IHN Media and Council would have no input on the type of advertisements placed in the elevators. As well, having these ads in the elevator will make the building feel like more of a commercial building rather than a residential one. Further, there is no revenue stream for the Strata Corporation. Council Members noted that this issue should be discussed with more Council Members present.

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

- f) **Advertisement in Elevators – Cont'd:**
Council will table this issue until the next meeting for discussion. In the meantime, all residents are encouraged by Council to write to Rancho to express their position with respect to this proposal.
- g) **Pedestal Sign:**
Rancho informed Strata Council that the pedestal sign will be installed this month for the front entrance.

5. **NEW BUSINESS**

- a) **24-Hour Concierge Service Signs:**
Rancho advised Strata Council that more signage at the perimeter of the building will increase security for Residents of the building. Council Members noted that this was a good idea and instructed Rancho to proceed with extra signs for the perimeter of the building especially in the back alley area stating that there is a 24-hour security service in the building.
- b) **Gate Timer:**
Council noted that the current parking gates stay open for a long period of time. Rancho will contact a door company to have the time adjusted to a shorter period.
- c) **Elevator Opening and Closing Times:**
Council noted that the elevator doors are staying open too long and taking too long to close. Rancho will contact Thyssen Krupp and have the time adjusted.
- d) **Elevator Pads:**
Council Members noted that Residents have been complaining about the constant placement of elevator pads inside the elevator cab as well as the wall in front of the main floor elevators. After discussion, it was decided that the pads should only be put out for the move-in and move-out and that the graveyard shift will be responsible for putting the pads up and down. Therefore, the pads will not be up continuously.
- e) **Building Maintenance:**
Rancho informed Strata Council that the common areas in the parkade are beginning to show wear. As noted in the previous meetings, there is a need for building maintenance to conduct touch-ups and minor repairs throughout the building. Rancho will make recommendations in the new budget for a part-time Building Supervisor. In the meantime, all work has been sub-contracted out to upkeep the building as best as possible within the limits of the current budget. Council Members in attendance agreed and will discuss this issue further in the Budget Meetings to come in the next few months.

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, May 7th, 2007** at 6 :00 p.m. in the Amenity Room located at 1082 Seymour Street Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:45 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
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INSURANCE

Strata Corporation wishes to remind all residents that while the building and strata lot are adequately insured, owners should ensure that they have current insurance coverage in place for their personal contents (in your suite, storage room and parking garage), for any changes which have been made to your unit and personal liability coverage for the tenant or unit owner. For more information, please contact your insurance agent as to personal coverage required.