

**FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE AMENITY ROOM AT 1082 SEYMOUR STREET,
VANCOUVER, BC ON MONDAY, MAY 7TH, 2007 AT 6:00 P.M.**

IN ATTENDANCE:

Dan Bennett – President Konrad Shum – Vice-President
Farzad Forooghian - Secretary Andrew Lai – Treasurer
Lisa Cheung

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager
Alex Korecki, Property Manager

REGRETS:

Weng Lee

GUEST:

Shirley Lam - Units 1088 & 1092 Seymour St.

1. **CALL TO ORDER**

There being a quorum present, the Meeting was officially called to order at 6:05 p.m. by the Strata Council President, Mr. Dan Bennett.

2. **GUEST PRESENTER**

Ms. Shirley Lam, owner of units 1088 and 1092 Seymour St., attended the meeting to request Council's approval of the removal of a wall separating the two units. Ms. Lam also supplied a letter to Council from a structural engineer in support of her request. Council thanked Ms. Lam for attending that meeting and noted that a written response will be forwarded to her in due course.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of April 2nd, 2007. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes as presented.

4. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

After a brief discussion, it was noted that some additional bylaws will need to be added to the proposed bylaws. As such, these bylaws will be updated and delivered to the Strata Council at the next meeting.

4. **COMMITTEE REPORTS – CONT'D**

b) **Finance Committee:**

Rancho reviewed the arrears with Strata Council noting that the arrears are in good shape and the majority of Owners have paid their strata fees. Rancho will contact the Owners who are outstanding and inform them of their arrears. Rancho also informed Strata Council that they are currently working on the draft budget for the next year and will present it at the next Strata Council Meeting.

c) **Deficiency Committee:**

Rancho reviewed the Deficiency List with the Strata Council noting that there are no new items to be added as of tonight's meeting. It was also noted that Rancho and the Deficiency Committee will meet with Magellen 20/20 to discuss outstanding deficiency items.

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

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

a) **Garden Plots – Seventh Floor:**

Ms. Linda Baker, an independent journalist who is currently writing an article on urban landscaping has selected Freesia as one of the buildings to include in her upcoming article. As such, a number of Owners have been interviewed in regards to the garden plots on the 7th floor. The article should be published in the New York Times early next month.

The Developer also invited the Strata Council to submit a written proposal with respect to the plan for use of these plots.

b) **Advertisements in Elevators:**

As mentioned at the previous Strata Council Meeting, Rancho presented a brochure from IHN Media pertaining to their proposed installation of LCD monitors and security cameras. IHN Media has offered the Strata Council free installation of security cameras in the elevators cabs in exchange for installation of LCD monitors in the elevator for IHN's advertising purposes. Rancho, once again, advised the Strata Council that by doing this, free cameras will be installed in the elevators allowing for monitoring of the elevators as well as the fact that the Strata will have the ability to post memos on the LCD screen. IHN does not offer any revenue sharing. After a brief discussion, it was unanimously decided not to approve the installation of IHN Media equipment as the Strata Council was concerned that the video cameras and monitors in elevators are better suited for commercial buildings.

c) **Pedestal Sign:**

Rancho informed the Strata Council that the pedestal sign has been delivered and it will be ready for next week.

6. **NEW BUSINESS**

a) **Alternate Gas Provider:**

As many Owners are aware, due to the recent changes with Terasen Gas, new natural gas marketers have come on the market. As such, Rancho obtained a break-down from one such marketer, ECNG Energy, on the potential savings over Terasen Gas. Strata Council reviewed this proposal and noted that the savings were potentially significant. Rancho noted that there is a start-up cost of approximately \$800 to have a separate gas meter installed on the building, after which point there would be no additional costs. It was noted that this issue will be further discussed at the next meeting once Rancho is in possession of a complete package from ECNG Energy.

7. **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.

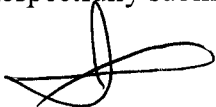
8. **NEXT MEETING**

The next Meeting will be a Strata Council Meeting, and has been scheduled for **Monday, June 18th, 2007** at 6:00 p.m. in the Amenity Room located at 1082 Seymour Street Vancouver, BC.

9. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:30 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager
Rancho Management Services (B.C.) Ltd.
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RANCHO'S INTERNET SITE

Rancho's website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>.

Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.