

**FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE LOBBY AT 1082 SEYMOUR STREET, VANCOUVER, BC
ON MONDAY, SEPTEMBER 17TH, 2007 AT 6:00 P.M.**

IN ATTENDANCE:

Konrad Shum – Vice-President Lisa Cheung
Andrew Lai – Treasurer

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

Dan Bennett – President Weng Lee
Farzad Forooghian - Secretary

GUESTS:

Paul Cummings, ENG Energy Alexei Schwartzman, PH9

1. **RESIGNATION OF COUNCIL MEMBERS**

Council members Mr. Dan Bennett and Mr. Farzad Forooghian both submitted a letter of resignation effective immediately. Both Council members have sold their units and will no longer be able to assist Council. After discussion, it was **MOVED, SECONDED** and **CARRIED** to accept their notice of resignation. Council would also like to thank Mr. Bennett and Mr. Forooghian for their volunteers efforts for the building.

2. **GUEST PRESENTERS**

a) **Owner of PH9:**

Mr. Alexei Schwartzman attended tonight's meeting to express interest in serving on Council. However, Council members informed Mr. Schwartzman that there is only one meeting left which is the Annual General Meeting. Council noted that Mr. Schwartzman should run at the Annual General Meeting scheduled for October 29th. 2007. However, Council also thanked Mr. Schwartzman for his interest in serving on Council.

b) **Representative of ECNG Energy:**

Mr. Paul Cummings of ECNG Energy attended tonight's meeting to explain in great detail how an energy provider can provide the building with lower energy costs. According to Mr. Cummings, he will act as a broker for gas while Terasen will still control the deliveries. Mr. Cummings will monitor the gas costs and combined with the pooling of other gas supplied to other stratas and commercial units, the cost of gas per gig joules will go down significantly. Mr. Cummings then presented a spreadsheet to Council noting that if ECNG provided gas for the building over the past year, it would have saved at least a few thousand

2. **GUEST PRESENTERS - CONT'D**

b) **Representative of ECNG Energy - Cont'd:**

dollars. Council members then asked Mr. Cummings various questions. After discussion, Mr. Cummings left the meeting. Council members will discuss this issue under new business. Please refer to section 6(c).

3. **CALL TO ORDER**

There being a quorum present, the Meeting was officially called to order at 6:30 p.m. by the Strata Council Vice-President, Mr. Konrad Shum.

4. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of August 16th, 2007. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes as presented.

5. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

The Bylaw Committee has included the draft bylaws in the upcoming Annual General Meeting package. Council will review the bylaw package one last time in early October and it will be sent out as part of the Annual General Meeting package for Owners to consider.

b) **Finance Committee:**

The Finance Committee, headed by the Treasurer, Mr. Andrew Lai, reviewed the second draft of the budget with Council members present. After review, it was noted that the proposed increase of 25% will drop to approximately 23%. This is because certain categories will be shared with commercial in terms of costs as per the original disclosure statement. The finalized version of the budget will be included in the Annual General Meeting package for Owners consideration.

The Treasurer also reviewed the August 31st, 2007 financial statements in detail. After discussion, it was **MOVED, SECONDED and CARRIED** to approve the August 31st, 2007 financial statements as presented.

Council members also thanked Mr. Andrew Lai for his continued efforts as Treasurer.

c) **Deficiency Committee:**

The Deficiency Committee is still awaiting a written statement from the Developer pertaining to the TV lounge and the exercise room. To date, the Developer has yet to respond. The Deficiency Committee also noted that the hot water issue has now been resolved for the building. An extra large capacity tank and a new pump have been installed in the building to ensure there is sufficient hot water.

5. **COMMITTEE REPORTS – CONT'D**

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

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

a) **Garden Plots – Seventh Floor:**

Council members reviewed the proposal submitted by the Developer pertaining to the garden plots. Magellen 2020 has agreed to hand over the garden plots to the control of the Strata Corporation based on a four year lease where if Owners are interested in buying the plots at any time, the plots will have to be given back to the Developer. Council also discussed various ways to get residents involved in a communal garden. After discussion, it was noted that a memo will be circulated to residents to see if Owners are interested in using the garden plots for a nominal rental fee which will help keep the area clean. Once the list is received, Rancho will also contact the City of Vancouver pertaining to a presentation to all those Owners who are interested in renting a garden plot. Pertaining to the lease, it will be executed and discussed at future Council meetings after the Annual General Meeting. In the meantime, Council noted that the garden plots should be cleaned up and weeded.

b) **Rancho Contract:**

Strata Council members reviewed the Rancho contract for the upcoming year. It was noted that after the first year the management contract automatically expires. Council had no issues with renewing the contract. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve of Rancho's contract for the building for the upcoming year.

c) **Alternative Gas Provider (Please also see 2(b)):**

Strata Council members discussed this issue at length. It was noted that there is hardly any risk involved in signing with a third party provider; it is the recommendation of Council to proceed with the alternative gas provider. However, Council would like Rancho to negotiate with ECNG Energy pertaining to the set up fee. After discussion, it was **MOVED, SECONDED** and **CARRIED** to have ECNG Energy to provide gas to the strata building.

7. **NEW BUSINESS**

a) **Graffiti in Neighboring Buildings:**

Rancho was asked to contact the neighboring buildings pertaining to graffiti on their walls. Having the graffiti removed in a timely fashion will improve the look of the area.

8. **CORRESPONDENCE**

Strata Council reviewed the correspondence received and instructed 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 an **Annual General Meeting**. It has been scheduled for **Monday, October 29th, 2007**. It will be held at the Westin Grand located at 433 Robson Street.

10. **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
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STRATA LICENSING

As you may be aware the Real Estate Act changed so that Strata property management companies and its employees require an additional Strata license, effective January 1, 2006. Please be advised that Rancho was already a licensed property management company and that all of Rancho's Property Managers have received this additional license.

Also, all Strata's will receive their financial statements every month and have attached a copy of the bank statement(s), which is a new requirement of the Real Estate Act.