

STRATA CORPORATION BCS1903
“FREESIA”
1082 SEYMOUR STREET
VANCOUVER, BC

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF “FREESIA”, STRATA PLAN BCS1903, HELD AT ALLEGRO ROOM, WESTIN GRAND, 433 ROBSON STREET, VANCOUVER, B.C. PM ON MONDAY, OCTOBER 29TH, 2007 AT 7:00 P.M.

IN ATTENDANCE

84 Owners were represented at the Annual General Meeting, either in person or by proxy (80 Residential strata lot Owners and 4 Commercial strata lot Owners)

Representing Rancho Management Services (B.C.) Ltd.:

Terry Li, Senior Property Manager

1. **CALL TO ORDER**

The meeting was officially called to order at 7:00 p.m. by the Strata Council Vice-President, Mr. Konrad Shum. Mr Shum indicated that this meeting was called as per the requirements of the *Strata Property Act*. Mr. Shum then introduced Council members present individually and introduced Mr. Terry Li of Rancho Management Services. He noted that Mr. Li will be assisting in chairing the remainder of the meeting. There being no objections from the Owners present, Mr. Li took to the chair.

2. **CALL THE ROLL AND CERTIFYING PROXIES**

Mr. Li informed the Owners that a quorum existed. A total of 84 Owners were present either represented by proxy or in person. 80 Residential strata lot Owners and 4 Commercial strata lot Owners were represented.

3. **PROOF OF NOTICE**

As per the *Strata Property Act*, Owners are required to be notified in writing twenty (20) days prior to the meeting.

It was **MOVED, SECONDED, and CARRIED** to file the Proof of Notice of Meeting as presented.

4. **ADOPTION OF 2006 ANNUAL GENERAL MEETING MINUTES**

It was **MOVED, SECONDED and CARRIED** to adopt the Annual General Meeting minutes of August 29th, 2006.

5. **INSURANCE REPORT**

Mr. Li informed the Owners that the cost of the insurance premium for the building is approximately \$32,000 for the year.

Mr. Li noted that the Strata Corporation’s insurance covers common areas and all suites as listed on the original strata plan. Any content, betterment or improvements and liability are not covered under

5. **INSURANCE REPORT – CONT'D**

the Strata Corporation's insurance. Mr. Li recommended Owners obtain the following coverage from their own insurance provider:

- 1) Content
- 2) Betterment and Improvement
- 3) Liability
- 4) Owner Chargeback for Deductible

Mr. Li also pointed out that if Owners need reference to any specific companies in the area they can email him directly after tonight's meeting.

Mr. Li then answered questions from the Owners present. There being none it was **MOVED, SECONDED, and CARRIED** to accept the report on insurance.

6. **FINANCIAL REPORT**

Mr. Li then introduced the Council Treasurer, Mr. Andrew Lai to the Owners present. Mr. Lai noted that as Treasurer his duty was to draft the proposed budget and monitor the financial situation of the Strata Corporation. Mr. Lai noted that it is unfortunate that the Strata Corporation has ended the fiscal period with a deficit, however, the actual expenses during the year proved that the budget from last year was not realistic. Council has tried its best to revise the new budget and anticipate the upcoming year's expenses.

Mr. Andrew Lai presented the following Treasurer's report to the Owners present.

Balance Sheet

Our Operating and Contingency Fund Bank Accounts are set up at the RBC located at Howe and Nelson. The Contingency accounts generate a 4% interest rate.

Accounts Receivables are showing a balance at \$3,320 and show only a few owners more than one month in arrears on fees.

Accounts Payable are invoices outstanding due to the shortfall in the budget.

Due from Developer of \$4,119 (contingency fund contribution) received in the 2007/2008 budget year.

Accrued liabilities at \$25,926 include amounts payable in respect to expenses in the 2006/2007 year.

Operating Fund - Income Statement

Year-to-date revenue to August 31, 2007 is less than the total expenditures for a cumulative deficit of \$46,200.

Income Statement – Revenue

The miscellaneous revenue of \$6,827 includes revenue from bylaw fines, late payment penalties, sale of keys, key fobs, & recycling revenue.

Income Statement – Expenditures

Underspending worth comment approximated \$15,000

- *Recreation Centre – lower than budget by about \$5,500*
- *Window cleaning – under budget by about \$1,600*
- *Fire & Equipment R&M– lower than budget by about \$5700*

6. FINANCIAL REPORT – CONT'D

- *Hydro Expense-lower than budget by \$2200*

Working against us was overspending of approx.\$59,100, on:

- *General building R&M – over by about \$12,800
-repairs to glass canopies, vandalism (to garage gate, graffiti removal, locksmith, break ins, etc.), new mats for the lobbies, bird spikes, security upgrades in hardware.*
- *Elevator – over by about \$6,400
-overtime repairs, maintenance rate increase from Thyssen.*
- *Supplies over by about \$12,900
-one time purchases such as concierge supplies, planters, signage, paint, tools, etc...*
- *Waste Removal - over by about \$4,000*
- *Gas Expense-Over by \$22,000*
- *Sewer and Water – over by more than \$1,000*

Overall Comments:

The 2006/2007 budget was under budgeted for a building of this size. Half of the operating deficit (about \$22,000) is due to gas expenses.

Other buildings in the Yaletown area, with similar services (i.e. 24 hour concierge services, gym, etc..) are as follows:

Building A: 207 units, \$3865/unit/year in strata fees

Building B: 369 units, \$2770/unit/year in strata fees

The new budget will allow the new Strata Council to operate without running a constant deficient based on the fact that the building has now been fully occupied for one year.

Mr. Lai then answered questions from the Owner's present pertaining to the financial statements.

a) Residential Section Financial Statements:

The Residential Owners present **MOVED** and **SECONDED** the Residential section 2006/2007 financial statements. There being no further questions, the motion **CARRIED** unanimously.

b) Commercial Section Financial Statements:

The Commercial Owners **MOVED** and **SECONDED** the Commercial section 2006/2007 financial statements. There being no further questions the commercial section financial statements were **CARRIED** as presented.

7. PROPOSED OPERATING BUDGETS FOR 2007/2008

Mr. Lai then discussed the proposed operating budget for 2007/2008. Owners present expressed concern over the increase in strata fees. Mr. Lai informed the Owners present that an increase is necessary to maintain a building the size of Freesia. Mr. Lai noted that two new categories have been added to the budget for Owner's consideration: "audit expenses" and "legal fees". Owners present advised Mr. Lai that they wish to include these categories in the new budget and would like \$2,000 added into each of the categories thereby changing the increase in strata fees to 23% for residential and 22% for commercial and increasing the overall budget by \$4,000. After discussion, the budgets were put to a vote.

7. **PROPOSED OPERATING BUDGETS FOR 2007/2008 – CONT'D**

a) **Residential Section Budget:**

An Owner **MOVED** an amendment to include a \$4,000 increase for the legal and audit categories (\$2,000 each). The amendment was **SECONDED** and **CARRIED**.

The Residential Owners present **MOVED** and **SECONDED** the Residential section budget. After discussion, the motion **CARRIED** unanimously as presented and amended.

b) **Commercial Section Budget:**

The Commercial Owners **MOVED** and **SECONDED** the Commercial section budget. After discussion, the commercial section budget **CARRIED** as presented and amended.

8. **¾ VOTE RESOLUTIONS**

a) **Resolution "A":**

A ¾ vote resolution for additions and amendments to the standard bylaws .

Mr. Li informed Owners that the most effective way to pass the revised bylaws is to deal with all the bylaws that Owners do not have questions on and then deal with the bylaws that Owners have questions separately.

No changes were made to the following bylaws:

1, 2, 3, 4(2, 4, 6-9, 11-27, 29-30), 5, 6, 7(1-6, 8-9), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 (1,3), 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38 (1-6, 8-10), 39(1, 3-17), 40, 41, 42 (1-4, 6-9) , 43, 44 (1-2, 5-6, 8, 10-13), 45, 46, 47, 48, 49, 50, 51 & 52

For all the above bylaws with no changes, the Residential section **MOVED**, **SECONDED** and unanimously **CARRIED** to approve of the bylaws as proposed.

For all the above bylaws with no changes, the Commercial section then **MOVED**, **SECONDED** and unanimously **CARRIED** to approve of the bylaws as proposed.

For all the above bylaws with no changes, the Strata Corporation **MOVED**, **SECONDED** and **CARRIED** to approve of the bylaws as proposed.

The following bylaws were dealt with on an individual basis:

4(1), 4(3), 4(5), 4(10), 4(28), 4(31), 7(7), 19(2), 25, 37, 38(7), 39(2), 42(5), 44(3), 44(4), 44(7) & 44(9)

Bylaw 4(1)

The Residential section **MOVED** and **SECONDED** bylaw 4(1) and the bylaw was opened for discussion. The Residential section noted that there should be a rule limiting the usage of commercial strata lots by commercial owners. An amendment was **MOVED** and **SECONDED** to include a section to read as follows: (g) "*all proposed new business must be*

8. ¾ VOTE RESOLUTIONS – CONT'D

a) Resolution “A” – Cont’d:

reviewed by commercial strata lot Owners” and to delete the last paragraph starting with “*it being understood that...*” The Residential section voted for the amendment. The amendment was **DEFEATED**. After discussion, the Residential section **MOVED, SECONDED** and **CARRIED** to approve bylaw 4(1) as presented in the package.

The Commercial strata lot Owners **MOVED** and **SECONDED** bylaw 4(1) as presented and **CARRIED**.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 4(3)

Bylaw 4(3) was **MOVED, SECONDED** and opened for discussion. An Owner **MOVED** to delete the word “*subdivision*” from the bylaw. The amendment was **SECONDED** and opened for discussion. Bylaw 4(3) was **CARRIED** as amended by the Residential section.

The Commercial section **MOVED, SECONDED** and **CARRIED** the amendment to the bylaw 4(3).

The Strata Corporation **MOVED, SECONDED** and **CARRIED** the bylaw as amended.

Bylaw 4(5)

Bylaw 4(5) was **MOVED** and **SECONDED** and the floor was opened for discussion. A Residential Owner **MOVED** to amend bylaw 4(5) to read “*one dog or one cat*”. The amendment was **SECONDED** and open for discussion. After discussion, bylaws 4(5)(c) **CARRIED** as amended by the Residential section.

The Commercial section **MOVED, SECONDED** and **CARRIED** the amendment to the bylaw 4(5).

The Strata Corporation **MOVED, SECONDED** and **CARRIED** the bylaw as amended.

Bylaw 4(10)

Bylaw 4(10) was **MOVED** and **SECONDED** and the floor was open for discussion. A Residential Owner **MOVED** an amendment to delete 4(10)(d). The motion was **SECONDED** and **DEFEATED**. A Residential Owner **MOVED** to amend bylaw 4(10)(d) to read “*...of less than one month.*” The amendment was **SECONDED** and **CARRIED**. Bylaw 4(10) was **CARRIED** as amended by the Residential section.

The Commercial section **MOVED, SECONDED** and **CARRIED** the amendment to the bylaw 4(10).

8. ¾ VOTE RESOLUTIONS – CONT'D

a) Resolution “A” – Cont'd:

The Strata Corporation **MOVED, SECONDED** and **CARRIED** the bylaw as amended.

Bylaw 4(28)

Bylaw 4(28) was **MOVED** and **SECONDED** and the floor was opened for discussion. After discussion, the bylaw **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 4(28) as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 4(31)

Bylaw 4(31) was **MOVED** and **SECONDED** and the floor was opened for discussion. A Residential Owner **MOVED** a motion to amend Bylaw 4(31)(a) to read “...*two adults and one child*”. The motion was **SECONDED** and **CARRIED**. After discussion, bylaws 4(31)(a) **CARRIED** as amended by the Residential section.

The Commercial section **MOVED, SECONDED** and **CARRIED** the amendment to the bylaw 4(5).

The Strata Corporation **MOVED, SECONDED** and **CARRIED** to pass the bylaw as amended.

Bylaw 7(7)

Bylaw 7(7) was **MOVED** and **SECONDED** and the floor was opened for discussion. After discussion, the bylaw **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 7(7) as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 19(2)

A friendly amendment was made to change 19(2) to read “*under bylaw 19(1)*” instead of “*under bylaw 20(1)*”.

Bylaw 19(2) was **MOVED** and **SECONDED** and the floor was opened for discussion. After discussion, the bylaw **CARRIED** as presented by the Residential section.

8. ¾ VOTE RESOLUTIONS – CONT'D

a) Resolution “A” – Cont’d:

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 19(2) as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 25

Bylaw 25 was **MOVED** and **SECONDED** and the floor was opened for discussion. After discussion, the bylaw **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 25 as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 37

Bylaw 37 was **MOVED** and **SECONDED** and the floor was opened for discussion. A Residential Owner **MOVED** to amend bylaw 37(d) to delete “*class 2 restaurant*”. The motion was **SECONDED** and **CARRIED**. After discussion, bylaw 37 was **CARRIED** by the Residential Section.

The Commercial section **MOVED, SECONDED** and **CARRIED** the amendment to the bylaw 37.

The Strata Corporation **MOVED, SECONDED** and **CARRIED** to pass the bylaw as amended.

Bylaw 38

Bylaw 38(7) was **MOVED** and **SECONDED** and the floor was opened for discussion. A Residential Owner **MOVED** to amend bylaw 38(7) as follows “... *when an elevator is needed to move in during the initial move in*”. The motion was **SECONDED** and **CARRIED**. After discussion, bylaw 38(7) was **CARRIED** by the Residential Section.

The Commercial section **MOVED, SECONDED** and **CARRIED** the amendment to the bylaw 38(7).

The Strata Corporation **MOVED, SECONDED** and **CARRIED** to pass the bylaw as amended.

8. ¾ VOTE RESOLUTIONS – CONT'D

a) Resolution “A” – Cont’d:

Bylaw 39(2)

Bylaw 39(2) was **MOVED** and **SECONDED** and the floor was open for discussion. A Residential Owner **MOVED** an amendment to delete “*a non-resident*” and add “*the Fob must be programmed by the concierge access the parkade levels*”. The motion was **SECONDED** and **DEFEATED**. After discussion, bylaw 39(2) **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 39(2) as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 42(5)

Bylaw 42(5) was **MOVED** and **SECONDED** and the floor was opened for discussion. After discussion, the bylaw **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 42(5) as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 44(3)

Bylaw 44(3) was **MOVED** and **SECONDED** and the floor was opened for discussion. After discussion, the bylaw **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 44(3) as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 44(4)

Bylaw 44(4) was **MOVED** and **SECONDED** and the floor was opened for discussion. After discussion, the bylaw **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 44(4) as presented.

8. ¾ VOTE RESOLUTIONS – CONT'D

a) Resolution “A” – Cont’d:

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 44(7)

Bylaw 44(7) was **MOVED** and **SECONDED** and the floor was open for discussion. A Residential Owner **MOVED** to deleted 44(7). The motion was **SECONDED** and **DEFEATED**. After discussion, bylaw 44(7) **CARRIED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **CARRIED** to approve bylaw 44(7) as presented.

The Strata Corporation then **MOVED, SECONDED** and **CARRIED** to pass the bylaw as presented.

Bylaw 44(9)

Bylaw 44(9) was **MOVED** and **SECONDED** and the floor was open for discussion. A Residential Owner **MOVED** to deleted 44(9). The motion was **SECONDED** and **CARRIED**. After discussion, bylaw 44(9) was **DEFEATED** as presented by the Residential section.

The Commercial strata lot Owners **MOVED, SECONDED** and **DEFEATED** bylaw 44(9).

The Strata Corporation then **MOVED, SECONDED** and **DEFEATED** bylaw 44(9).

b) Resolution “B”:

A ¾ vote resolution to approve a special levy to cover the 2006/2007 operating deficit (residential)

Mr. Li informed the Owners as to why an operating deficit of \$46,200 has occurred (please refer to section 6). The ¾ resolution was **MOVED** and **SECONDED** and opened for discussion. After discussion, the resolution **CARRIED** unanimously by the Residential strata lot Owners.

c) Resolution “C”:

A ¾ vote resolution to approve a special levy to cover the 2006/2007 operating deficit (commercial)

Mr. Li informed the Commercial strata lot Owners as to why an operating deficit of \$912 has occurred. The ¾ resolution was **MOVED** and **SECONDED** and opened for discussion. After discussion, the resolution **CARRIED** unanimously by the Commercial strata lot Owners.

9. **RESIGNATION OF 2006/2007 STRATA COUNCIL AND ELECTION OF 2007/2008 STRATA COUNCIL MEMBERS**

Mr. Li read a report on behalf of the Strata Council indicating their activities over the last year.

We would like to thank all Owners for taking the time to attend the 2006/7 Annual General Meeting of Strata Corporation BCS1903. The first year of any Strata Council building is always difficult. The role of the first year's Council is to set a clear mandate for how the building operates in the years to come. The Strata Council for the past year has volunteered their time and effort in setting up the building as highlighted as follows:

1. **The Formation of Committees:**

Three Committees were formed during the past year to achieve specific goals. The three Committees are:

- *Finance Committee,*
- *Bylaw Committee and,*
- *Deficiency Committee*

Each of the Committees performed their role and reported to Council for final direction. The hard work of the Committee Members is appreciated and they should be thanked.

The following is a brief description of what each Committee has achieved over the past year.

Finance Committee:

With the direction of Mr. Andrew Lai, the Finance Committee drafted numerous budgets and ensured that financial statements and expenses for the Strata Corporation were monitored.

Bylaw Committee:

The Bylaw Committee met on numerous occasions to revise and finalize Rules and Regulations which will be adopted by the General Membership as Bylaws for the Strata Corporation.

Deficiency Committee:

The Deficiency Committee met on a regular basis, discussed and verified items which were submitted to The Developer for repairs. The Committee has compiled a list with over 40 items which were submitted to The Developer. The Committee Members are currently working on settling a few items which remain outstanding.

2. **Major Projects:**

The year 2006/2007 also saw many major projects being accomplished. Some of these highlights include:

Landscaping Improvements - *The Council has worked over the past year to improve the appearance of the front entryway. Shrubs, plants and concrete planters have been added to give the front entryway a more pleasing look.*

9. **RESIGNATION OF 2006/2007 STRATA COUNCIL AND ELECTION OF 2007/2008 STRATA COUNCIL MEMBERS – CONT'D**

Security Improvements – Most locks in the common areas and bike room have been fitted with door guards and metal plates. This has greatly improved the security of the building.

Alternative Provider for Gas - Strata Council also investigated into and committed the Strata Corporation to an alternative gas supplier, ECNG Energy. The financial benefit of this is to reduced cost in the gas charges. The saving may be more apparent during the next fiscal period.

Lobby Upgrades - The Council has also ordered and installed custom mats for the lobby entrances to improve the lobby appearance. Council also successfully negotiated a free air conditioning unit from the Developer to cool down the lobby.

Free Internet/Cable Service– Strata Council has negotiated with Novus and received free internet access for the Concierge desk and free cable for the gym.

7th floor Garden Plots- Council also successfully negotiated a preliminary agreement with the Developer for temporary control of the garden plots. Since not many units have been sold, many residents have commented that the empty plots were an eye sore. Council has contacted the City of Vancouver, approached various 'Urban Gardeners' for ideas on how these plots could be used to better the image of the building. The upcoming Strata Council will have the important decision on how these plots will be used in the future.

Building Operation - The current staff at Freesia consists of a 24 Hour Concierge service which is available 7 days per week/365 days a year. The Head Concierge, John, continues to provide exceptional service to the Council and the building and has requested extra help in the maintenance of the building. The proposed 2007/2008 budget will have a 4 hour building supervisor to assist in the operation and upkeep of the building. Some of the manager's duties will include: Daily cleaning of the garbage rooms, checking of all mechanical rooms, washing visitor parking and exterior ground floors. On an as needed basis: paint, check roof drains, order supplies, handyman/repair work, emergency back up to concierge staff.

Although it was a very busy and productive year the building has run into a few ongoing problems, which continue to annoy the Residents of the building.

Noise - Living in a high rise environment means you have to be courteous of your neighbors. Noise complaints continue to be reported to the Management Company. Please remember that if you report a noise complaint, ensure that you have a third party to verify the time and date of the complaint, that way if multiple complaints are received, the Management Company will take action against the culprits.

Common Area Cleanliness - Keeping the common areas clean is an ongoing issue. Letters have been sent to Residents on occasion and many of the Owners who have not cleaned their stalls, have been fined. With the recent cleaning of the entire parkade, Owners and Residents are reminded to keep the parking stalls neat and tidy. Please note that common areas are not to be used for storage. This includes hallways, storage locker corridors and parkade parking spots.

9. **RESIGNATION OF 2006/2007 STRATA COUNCIL AND ELECTION OF 2007/2008 STRATA COUNCIL MEMBERS – CONT'D**

Hardwood Floor Installation - *Hardwood floor installation continues to be the trend in high rise buildings. Installing hardwood floors requires Council's permission, via the Management Company.*

The key item to remember is that a quote, with the proper underlay must be presented to the Management Company before an installation can commence. Owners are asked to keep their receipt for submission to the Management Company after the installation of hardwood floors.

In conclusion, it was a pleasure to serve on Council for the past year and I'm sure the new Council for the year 2007/2008 will work diligently to continue the tradition set up by the inaugural Strata Council. I'd like to take this opportunity to thank all Strata Council Members, Committee Members, the Management Company and the staff at the Freesia for their continued effort in maintaining the building to its highest level.

A special thank you also goes out to Ex-Council members, Dan Bennett, Farzad Forooghian and Ding Toress for their past contributions. They have sold their units and have resigned from Council.

A special thank you also goes out to Andrew Lai, Konrad Shum, Lisa Cheung, & Weng Lee for their contributions on Council throughout the year.

Mr. Li also noted that all four Council members present should be thanked for their volunteered effort and hard work throughout the year. Owners present gave the Council members present a loud round of applause.

As per the terms of the "Act" the current Owners are required to retire from Council. Owners presented **MOVED, SECONDED** and **CARRIED** to select Council members by the way of volunteers. The following Owners volunteered to serve on Council:

Weng Lee, Commercial Section Representative
Lisa Cheung – Representing Magellen 2020
Nicholas Lim
Susan Van Der Ende

Andrew Lai
Konrad Shum
Craig Payne

It was **MOVED, SECONDED** and **CARRIED** to elect the above noted Owners to the 2007/2008 Strata Council.

The following Council members were elected to their respective positions after the meeting:

Konrad Shum – President
Craig Payne – Vice President
Andrew Lai – Treasurer
Susan Van Der Ende - Secretary

10. **ANY OTHER MATTER**

- a) **Gas Fireplace Charge:**
An Owner was wondering if Owners with gas conversion fire ranges should be charged. The new Council will look into this issue.
- b) **Cleaning:**
An Owner inquired if the cleaning service provides weekend cleaning. After the meeting Rancho double checked their contract and noted that weekend cleaning is not included in their contract.
- c) **Pots:**
A few Owners inquired if the pots in front of the building and behind the building will be replaced after the recent vandalism. The front pot has been ordered and will be installed shortly.
- d) **Balcony Cleaning:**
Owners would like Council to contact the adjacent construction projects to have them pay for partial cleaning of the dirty balconies.
- e) **Stop Sign:**
Owners noted that a “stop” sign should be placed right after the gate to inform residents to stop after they enter the parkade. This will improve security.
- f) **Gate:**
An Owner noted that the gate is making noises. Another Owner noted that the gate repair company was onsite to have this issue addressed.
- g) **Car Wash Stall:**
An Owner inquired if a car wash stall was created. Council noted that there is no space in the underground parkade. However, Council will look into getting a hosebib for the loading bay for Owners to wash their vehicles.
- h) **Garbage Room Door:**
Owners noted that the garbage room door heading down to the parkade should be locked for security. Rancho will arrange to have this done after the next meeting.
- i) **Elevator Problems:**
Owners noted that the 9th floor button is stuck. Rancho will contact Thyssen after tonight’s meeting.
- j) **Advertisements in Elevators:**
An Owner would like the Council to reconsider having IHN Media advertise in the building in lieu of obtaining a camera for the building. Council will investigate into this matter at their next meeting.
- k) **Crane Swing:**
Council will investigate if there is an easement for the crane swinging from the construction project next door.

10. **ANY OTHER MATTER – CONT'D**

l) **Convex Mirror/Mirror for Outside Traffic:**

An Owner noted that more convex mirrors are needed in the parkade. Council will investigate into this matter further.

m) **Extraction Fans Insuite:**

An Owner noted that the extraction fan in the suite does not work properly. The Owner was encouraged to contact the Developer pertaining to this problem.


11. **NEXT MEETING**

The next meeting will be a Strata Council Meeting. It has been scheduled for Monday, November 19th, 2007 at 6:00 p.m. in the Lobby in the TV Room at 1082 Seymour (Strata Council Members only).

12. **TERMINATION**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:30 p.m.

Respectfully Submitted,



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