

FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE TV ROOM AT 1082 SEYMOUR STREET, VANCOUVER, BC
ON MONDAY, NOVEMBER 19TH, 2007 AT 6:00 P.M.**

IN ATTENDANCE:

Craig Payne	Lisa Cheung
Susan Van Der Ende	Nick Lim

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

Konrad Shum	Andrew Lai
Weng Lee	

GUESTS:

None

1. **CALL TO ORDER**

The Strata Council Vice President, Mr. Craig Payne, called the meeting to order at 6:05 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of September 19th, 2007. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes as presented. Council members also reviewed the Annual General Meeting minutes of October 29th, 2007.

3. **COMMITTEE REPORTS**

a) **Finance Committee:**

Rancho informed the Strata Council that the financial statements will not be ready until the next meeting as an Annual General Meeting was just held in late October.

The arrears list was reviewed by the Strata Council members. Various questions were posed and answered.

b) **Deficiency Committee:**

Rancho updated the Strata Council on various building deficiencies.

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

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

a) **Garden Plots – Seventh Floor:**

Council members reviewed the proposal from the Urban Farm Boy regarding using the 7th floor garden area as a place for growing herbs and implementing a revenue sharing program with the Strata Corporation. Lisa Cheung, the representative for the Developer, noted that it was the original intention of the Developer to create a more community feel amongst residents rather than using the plots for a revenue generating source. However, the Developer has agreed to sign over the lease of the garden plots for duration of four years. The caveat being that if the Owners wish to purchase a plot it will be turned over the Developer. A Council member reviewed the Urban Farm Boy's proposal in greater detail and would like to have the Urban Farm Boy attend the next Strata Council Meeting. Rancho will contact the Urban Farm Boy and have him attend a Strata Council Meeting to discuss this issue further.

b) **Alternative Gas Provider:**

Rancho informed Strata Council that as per the instruction of Council at the last meeting, ECNG, is now the third party gas provider for the Freesia. Council will monitor to see if savings will be achieved for the year.

c) **Form "I":**

Rancho informed Strata Council that in order to register the bylaws, the Form "I" needs to be signed by two Council members and registered at the Land Titles Office. Two Council members proceeded to sign the Form "I" which will be registered after tonight's Council Meeting.

d) **Gas Stove Charge:**

Strata Council members discussed the issue of charging residents for converting their electric stoves to gas stoves. Council noted that there may only be a handful of Owners who have converted their stoves to gas and it may be difficult to retroact these charges. It was noted that when Owners change their gas stoves in the future, there will be a \$15/month gas levy imposed on the unit. It was **MOVED, SECONDED** and **CARRIED** to approve of a special \$15/month levy for all Owners who convert their electric stoves to gas.

e) **Flower Pots:**

Rancho informed Strata Council that the main entry pot has been replaced. Strata Council is satisfied with the number of flower pots for the building.

f) **Balcony Cleaning from Adjacent Project:**

Council instructed Rancho to issue a letter to the adjacent Developers pertaining to balcony and building cleaning from the dirt generated from the construction on both sides of the building.

g) **"Stop" Sign:**

An Owner at the Annual General Meeting inquired if a "Stop" sign could be mounted after the second gate. After discussion, Council decided to see if the intercom system could be adjusted so that when visitors are buzzed in, only the main gate will open.

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

h) **Car Wash Stall:**

Council members noted that the loading bay could be used a car wash stall.

i) **Garbage Room Security:**

Council members noted that after tonight's meeting, the main exit door in the garbage room will be keyed to the common area keys. This will improve security as people will not be able to enter/exit the garbage room without a key.

j) **IHN Media:**

Strata Council members discussed the benefits once again of having free cameras in the elevator. IHN Media will provide free cameras if Council provides permission to install an LCD screen inside the elevator cab. After discussion, it was **MOVED, SECONDED** and **CARRIED** to accept the IHN Media proposal.

k) **Exterior Exit Mirror:**

Owners at the Annual General Meeting noted that it is quite dangerous with traffic coming in and out the parkade and a mirror is needed on the exit into the alley. A convex mirror will be purchased and mounted for this exit.

l) **Crane Swing:**

Owners at the Annual General Meeting inquired if a crane swing agreement has been put in place between the adjacent building sites. Rancho noted that the crane swing agreement is in agreement with Cressey Developments across the alleyway. Magellan has offered to check if there is a crane swing agreement with Onni Developers next door.

5. **NEW BUSINESS**

a) **Washroom Key:**

Council members noted that there are various non-residents using the washroom beside the gym. After discussion, it was **MOVED, SECONDED** and **CARRIED** to re-key the washroom key to that of the meeting room. Therefore, access will be only provided by the concierge staff.

b) **Exterior Drip:**

A Council member noted that a protruding pipe in the exterior wall is dripping directly onto the windows on the side of the building. Rancho will further investigate into this issue.

6. **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.

6. **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.

7. **NEXT MEETING**

The next meeting will be a Strata Council Meeting. The meeting has been scheduled for Monday, January 7th, 2008 at 6:00 p.m.

8. **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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HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!

Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.

RANCHO'S XMAS HOURS

FRIDAY, DECEMBER 14	CLOSED AT 1:00 PM
MONDAY, DECEMBER 24	CLOSED AT 3:00 PM
TUESDAY, DECEMBER 25	CLOSED
WEDNESDAY, DECEMBER 26	CLOSED
MONDAY, DECEMBER 31	CLOSED AT 3:00 PM
TUESDAY, JANUARY 1	CLOSED