

**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 THURSDAY, JANUARY 24TH, 2008 AT 6:00 P.M.**

IN ATTENDANCE:

Craig Payne	Lisa Cheung
Susan Van Der Ende	Nick Lim
Konrad Shum	Andrew Lai
Weng Lee	

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

None

GUESTS:

None

1. **CALL TO ORDER**

The Strata Council President, Mr. Konrad Shum, called the meeting to order at 6:05 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

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

3. **COMMITTEE REPORTS**

a) **Finance Committee:**

The Strata Council Treasurer, Mr. Andrew Lai, reviewed the financial statements up to December 2007 with Council members present. Mr. Lai noted that the Strata Corporation is currently operating close to a balanced budget. Mr. Lai will continue to monitor the expenses of the Strata Corporation and report back to Council monthly. Rancho also explained to Strata Council Members present, the lien process for unpaid strata fees and the collection of fines.

After discussion, it was **MOVED, SECONDED and CARRIED** to approve of the financial statements up to December 31st, 2007 as presented.

3. **COMMITTEE REPORTS – CONT'D**

b) **Deficiency Committee:**

Strata Council reviewed a letter from Magellen 2020 pertaining to the deficiencies regarding the exercise room and the meeting lounge. The Developer has noted that the original disclosure statement does not make any promises to have extra equipment as requested by the Strata Council and they do not consider this item a deficiency. After discussion, Council discussed a counter-proposal and will forward this counter proposal to Magellen 2020 after tonight's meeting.

The Deficiency Committee noted that the engineer hired by Onni visited the building in mid-January. Their engineers took various photos and measurements of the various minor cracks throughout the parkade and noted a report will be submitted to Onni shortly. Rancho was instructed to contact Onni once the report is ready.

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:**

The *Garden Farm Boy*, Mr. Ward Teulon, attended the January 7th, 2008 meeting, however, since no quorum was present, an email was subsequently sent to Council members for Mr. Teulon's presentation. At the meeting, Mr. Teulon indicated that the Strata Corporation will benefit from having a gardener maintain the plots free of weeds and at the same time have a separate plot to provide a "free" herb garden for the benefit for the residents of the building. Council members in attendance agreed that this would be a good idea. After discussion, it was **MOVED, SECONDED** and **CARRIED** to accept the *Urban Farm Boy's* proposal.

b) **Balcony Cleaning from Adjacent Property:**

Rancho will contact Onni once again pertaining to a response for the balcony cleaning which is needed at the Freesia due to construction next door. Rancho will update Council as soon as a response is received.

c) **Entry Gate:**

Rancho will follow up with Smart-Tek pertaining to a problem with the gate operations where visitors have access to both gates.

d) **IHN Media:**

Rancho informed Strata Council that IHN Media has installed the wiring in the elevators for the cameras. However, the LCD screens will take another four to six weeks to arrive. Rancho will inform Council when this installation is complete.

e) **Exit Mirrors:**

Rancho informed Strata Council that two new exit mirrors have been installed in the exterior pillars to improve visibility of traffic in the alleyway.

5. **NEW BUSINESS**

a) **Website for Review of Agenda:**

Rancho informed Strata Council that agendas will now be available in a Council member only website for preview prior to Council meetings.

b) **Garage Gate Camera Quote:**

Rancho presented to Strata Council a quotation for the installation of a camera by the garage gate. As this item cost \$2,600, Council will put this on the agenda for the next Annual General Meeting for Owners to consider.

c) **Metal Trim:**

Rancho obtained a quotation for the addition of metal trim throughout the common area and corridors of the hallways. Since it would cost too much to purchase approximately 140 plus pieces of metal trim, Council decided to purchase eight kick plates instead for the various common area doors.

d) **Pavers:**

Rancho obtained a quotation from Mascone & Bros., the Strata Corporation's landscapers for the conversion of the grass area in front of the townhouses along Seymour Street to concrete pavers. The grass in the area is not growing and is also subject to excessive damage. Mascone Bros. has provided a quotation in excess of \$5,000. After discussion, Council instructed Rancho to contact another landscaper for a quotation. If the price is feasible, this item might be included in the next Annual General Meeting agenda.

e) **Fitness Equipment:**

Council instructed Rancho to obtain a quotation for an upgrade of the current treadmills in the fitness room to commercial grade. Council will review this quotation as soon as it is ready.

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.

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.

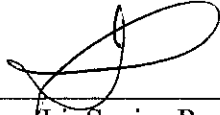
7. **NEXT MEETING**

The next meeting will be a Strata Council Meeting. The meeting has been scheduled for Monday, February 18th, 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 7:05 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager
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SECURITY

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.