

**FREESIA  
STRATA PLAN BCS1903  
1082 SEYMOUR STREET**

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**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,  
FREESIA, HELD IN THE TV ROOM AT 1082 SEYMOUR STREET, VANCOUVER, BC  
ON MONDAY, MAY 5<sup>TH</sup>, 2008 AT 6:00 P.M.**

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**IN ATTENDANCE:**

Konrad Shum, President	Craig Payne, Vice President
Andrew Lai, Treasurer	Robert Estey
Nick Lim	Susan Van Der Ende, Secretary

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Strata Agent

**REGRETS:**

Weng Lee

**GUESTS:**

None

1. **CALL TO ORDER**

The Strata Council President, Mr. Konrad Shum, called the meeting to order at 6:00 p.m.

2. **REPLACEMENT OF MAGELLEN REPRESENTATIVE**

Ms. Lisa Cheung the Magellen Representative on Council has other commitments with the company and therefore is not representing Magellen effective May 5<sup>th</sup>, 2008. Mr. Robert Estey of Magellen 20/20 has been appointed to represent the Developer on Strata Council. After discussion, it was **MOVED, SECONDED**, and **CARRIED** to accept Mr. Robert Estey as the replacement for Ms. Lisa Cheung.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of February 18<sup>th</sup>, 2008. After discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the meeting minutes as presented.

4. **COMMITTEE REPORTS**

a) **Finance Committee:**

The Strata Council Treasurer, Mr. Andrew Lai reviewed the financial statements dated February and March, 2008 with Council members present. Mr. Andrew Lai noted that the Strata Corporation is currently operating at a minor deficit. All categories are on budget with the exception of utilities which continues to soar as the number of cold days increases for this year.

4. **COMMITTEE REPORTS – CONT'D**

a) **Finance Committee - Cont'd:**

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve of the February and March 2008 financial statements as presented.

i) **Arrears:**

Rancho informed the Strata Council that one Owner has been issued a lien warning while another had a lien placed on their unit for outstanding strata fees. All Owners are reminded that all strata fees are due the first of every month and statements will not be mailed out unless you are in arrears.

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

b) **Deficiency Committee:**

The Deficiency Committee met prior to tonight's meeting to review the final list of items with Council Members present. The list will be forwarded to Mr. Konrad Shum for approval. Rancho noted that there are no issues left outstanding with only Council's request for a treadmill for the gym pending.

i) **Minor Cracking in the Parkade:**

Rancho noted that there was a minor crack showing on the P3 level parkade. This crack appeared when the Developer next door, Onni, started excavations of their site. Onni has sent representatives to investigate, however, to date Onni has not responded with what course of action they would take. Council Members noted that a structural engineer should be contacted to review this crack to ensure that it is not a major concern.

Council Member thanked the Finance and Deficiency Committee for their continued efforts.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES**

a) **Garden Plots – Seventh Floor:**

Rancho informed Strata Council that the *Garden Farm Boy* has started the planting of a herb garden on the seventh floor. It was noted that the gardens are looking much better as the weeds have now been replaced with various vegetables and herbs. Council will continue to monitor the performance and alert residents when the herb patches are ready for residents. Council noted that the *Garden Farm Boy* will be contacted to harvest some herbs which will be made available to residents through the concierge desk.

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

Onni Development has responded to note that they will not be paying for the cleaning of the balconies as construction in the downtown core is an ongoing issue. Council decided not to take further action on this issue.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES – CONT'D**

- c) **Entry Gate:**  
Rancho informed Strata Council that the entry gate has been programmed so that visitors buzzed in will not have access into the second gate.
- d) **IHN Media:**  
Rancho informed Strata Council that the elevator cameras have now been installed and are in operation. The data from the camera will only now be used to enforce bylaws and for illegal dumping of garbage. The elevator panels can also be used to post various memos from the Strata Council.
- e) **Metal Trim:**  
Rancho informed Strata Council that the metal trims from various P levels doors have been installed. Marcom has provided a separate price which was feasible for the installation.
- f) **Pavers:**  
Rancho obtained another quotation from Para Space for the installation of the pavers in front of the Townhouses on 1082 Seymour Street. After reviewing the quote, Council decided that the *Garden Farm Boy* should be contacted to see if they are interested in providing a quote for planting some ornamental grass in this area.
- g) **Locker Conversion:**  
Mr. Robert Estey of Magellen 20/20 has noted that he will investigate into smaller architectural firms which might be interested in looking at this issue for Council. Rancho has contacted various architects and currently none of the big firms are interested in this relatively small project.
- h) **Increase in Concierge Rate:**  
Jentec Concierge Services has submitted a proposal for the increase in concierge hourly rates (from \$18.00 to \$19.50 per hour) effective July 1<sup>st</sup>, 2008. A Council Member noted that the current concierge staff is doing a great job and understands the labour market for concierge service is now upward of twenty (20) to twenty-three (23) dollars per hour. After discussion it was **MOVED, SECONDED, and CARRIED** to accept the concierge increase in hourly rate.

6. **NEW BUSINESS**

- a) **Exterior Exit Mirror:**  
A Council Member noted the exterior exit mirror has been vandalized. Rancho will contact the maintenance personnel to have the mirror adjusted.

7. **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.

7. **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](mailto: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.

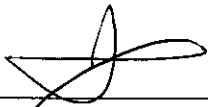
8. **NEXT MEETING**

The next meeting will be a Strata Council Meeting. The meeting has been scheduled for Monday, June 2<sup>nd</sup>, 2008 at 6:00 p.m.

9. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 6:35 p.m.

Respectfully submitted,



Terry Li, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
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Agents for Strata Plan BCS1903  
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Direct Line: (604) 331-4267  
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**RANCHO'S INTERNET SITE**

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at <http://www.ranchovan.com>. The log in for **Freesia** is **BCS1903**, and the password is **freesia5143**. Any questions and comments can be forwarded to us by email at: [pmgr@ranchogroup.com](mailto:pmgr@ranchogroup.com) or by calling us at: (604) 684-4508.