

**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, JULY 28<sup>TH</sup>, 2008 AT 6:00 P.M.**

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**IN ATTENDANCE:**

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

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

Terry Li, Strata Agent

**REGRETS:**

Konrad Shum, President                              Weng Lee, Commercial Representative

**GUESTS:**

Shahzil Karim – Owner of 1060 Seymour

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 June 2<sup>nd</sup>, 2008. 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, presented and explained the financial statements to Council members present. The utility cost continues to be high and is the reason that the Strata Corporation is operating at a minor deficit. Mr. Li noted that the summer months should enable the Strata Corporation to catch up; however, the utility categories are already over budget. Mr. Lai will address this at the next Council meeting with the new budget reflecting the increase in utility costs.

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

3. **COMMITTEE REPORTS – CONT'D**

a) **Finance Committee:**

i) **Arrears:**

Rancho informed the Strata Council that the number of Owners in significant arrears has been reduced to two. Rancho will continue to follow up with these Owners.

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

b) **Deficiency Committee:**

The Deficiency Committee has met with the Developer and finalized all the major deficiencies. There are only one or two outstanding items which the Strata's 3<sup>rd</sup> party contractor is currently verifying. Some of the outstanding issues include:

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

The Strata Corporation's retaining structural engineer, Pomeroy Consulting Engineers Inc., reviewed a few of the minor cracks in the parkade and provided a list of recommendations to Council. These recommendations include:

- Minor repairs to these cracks to prevent further cracking
- Possibly approaching the Developer for some of the efflorescent showing in the parkade.

It was also noted that these minor cracks are considered normal as the building settles and is not a major concern to the building structure.

ii) **Pipe Repairs:**

Rancho informed Strata Council that the Developer has repaired the two pipes in the parkade that needed fastening to the wall.

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

4. **BUSINESS ARISING FROM PREVIOUS MINUTES**

a) **Pavers:**

The *Garden Farm Boy* has been extremely busy over the past couple of months but has promised to submit a quote within the next month.

b) **Locker Conversion:**

An Architect has yet to be found pertaining to the locker conversion project. Rancho will follow up with Mr. Robert Estey for a referral.

5. **NEW BUSINESS**

a) **Letter to Onni and Cressey Regarding Lockage of Alleyway:**

A few of the Council members noted that Onni and Cressey continue to block the alleyway and sometimes block the entrance to the Freesia building. Rancho has been instructed to forward a letter to both Developers and copy the City of Vancouver.

b) **Gym Remotes:**

A Council member noted that the gym remotes have to be signed out once they are purchased.

c) **Gym Etiquette:**

All residents are reminded to be courteous and share the gym facilities as there are multiple users. Please also remember to return all equipment, including dumbbells, to their proper location.

d) **Washing of Balconies:**

Council members noted that the issue of washing balconies should be included in the summer newsletter.

e) **Streetwalkers:**

A Council member noted that the streetwalkers conducting business in front of the Freesia building should be reported to the Police non-emergency line. This issue will also be included in the summer newsletter.

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.

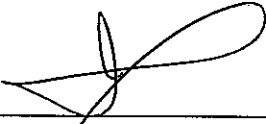
7. **NEXT MEETING**

The next meeting will be a Strata Council/Budget Meeting. The meeting has been scheduled for Monday, August 25<sup>th</sup>, 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 7:00 p.m.

Respectfully submitted,



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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  
Email: tli@ranchogroup.com

### EXTENDED ABSENCE

Owners/Residents who are going away for an extended period of time must make arrangements to have someone inspect their suite on a regular basis. The following are suggested steps to be taken when planning on leaving for thirty (30) days or more:

- Notify the Concierge Staff of your absence
- Leave an emergency contact phone number
- Turn off all water supply lines in your suite (Concierge staff can provide you with assistance if required)
- It is advisable that you have your suite checked at least once a week.