

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VAS 2808 HELD TUESDAY, FEBRUARY 27th, 2007 IN THE SOCIAL ROOM AT 2201 PINE STREET, VANCOUVER, BC.

- a) The meeting was called to order at 7:30 pm.
- b) The sign-in sheet indicated 57 owners present, 16 by proxy.
- c) **MOVED AND SECONDED** the required notice of the meeting had been received. **CARRIED**
- d) **MOVED AND SECONDED** to approve minutes of the previous Annual General Meeting held February 6th, 2006 as circulated, and the two Special General Meetings of May 31st and November 27th, 2006 as circulated. **CARRIED**

e) **Report on Insurance:**

Owners had received a copy of insurance coverage and this was reviewed. It was noted that the strata receives an annual independent appraisal update, which forms the basis for insurance replacement coverage. It was confirmed resident unit insurance is a separate coverage which residents are individually responsible for arranging.

f) **Committee Reports:**

Nicole Pinnell, Council Chair, welcomed owners to the meeting and introduced Council members. Council presented verbal Committee Reports in conjunction with upcoming resolutions.

An extensive Security Report was presented by Tim Spackman as attached. Walkabouts for security suggestions have been done with the Police, Provident Security and the locksmith. Council will review the perimeter benches and is considering an armrest in the middle. The enterphone will be checked and locked off so postal service would not have access after hours. Council is considering key access for the elevator. Input suggested problems occur when residents move in or out.

g) **Proposed Budget - 2007:**

Owners reviewed the balance sheet noting expenditures for exterior painting and funds used from the Contingency Reserve to address the overrun. Discussion was held regarding the painting project noting the cost increased in part upon commencement of work, as updated quotes were higher and a consultant was retained to provide extensive input and inspection. A cost breakdown will be provided to residents.

MOVED AND SECONDED to approve the transfer of \$37,853.00 from the Contingency Reserve to Exterior Painting. **CARRIED, 1 opposed**

MOVED AND SECONDED to adopt the proposed operating budget for fiscal January 1st, to December 31st, 2007 reflecting a 2.5% increase in owners' monthly maintenance payments together with adopting the balance sheet as circulated and discussed. **CARRIED, 2 opposed**

h) **3/4 Vote Resolutions:**

1. **Upgrade of Elevator Cab Interiors:**

WHEREAS Council has reviewed quotations to address improvements to elevator cab interiors, and-
WHEREAS Council recommends this work proceed-

George Phipps provided an overview of quotes for elevator upgrade. This was undertaken by Council because direction was received from owners at a previous Special General Meeting to do so.

An owner suggested maintenance payments are very low, noting there are 18 stratas in the area out of 20 where maintenance is higher. Owners spoke for and against the resolution. It was suggested that the flooring be replaced for cleaning and color reasons. It was suggested that elevator upgrade be done later, and that it include floor replacement. It was suggested the resolution be brought forward next year.

MOVED AND SECONDED to approve expenditure of up to \$38,000.00 for upgrade of three interior elevator cabs with payment to be made from the Contingency Reserve Fund.

NOT CARRIED, 41 opposed

4 owners had left the meeting at this time

2. **Capital Fund – Plumbing Retrofit:**

WHEREAS the building has identified that a plumbing retrofit will need to be done in the future, and-
WHEREAS the strata is accruing funds thereto-

Input from an owner advised of another building with 66 units had a plumbing retrofit done at a cost of \$750,000.00. It was noted replacement of the boiler will be reviewed at the time of plumbing retrofit and this would be an additional cost. It was noted proposed assessments will reflect \$70,000.00 in 2007.

MOVED AND SECONDED to approve one month extra maintenance to be due **May 1st** and **October 1st, 2007** with funds to be allocated to the Capital Plumbing Retrofit Fund. **CARRIED, Unanimously**

3. **By-law Amendment – Move-Out Fee:**

WHEREAS strata corporation by-laws currently reflect a \$100.00 move in fee, and
WHEREAS the Strata Council suggests there should also be a move-out fee-

It was suggested there be a deposit collected that be returned to an owner upon completion of the move when strata policy is adhered to and building security is provided at the entrance doors. It was suggested that residents moving be required to hire a security person or appoint another specific person to monitor the building entry doors. It was suggested that owners advise Council of the person who will monitor the door. Council will review building policy for moving procedures.

MOVED AND SECONDED to amend Strata Corporation By-law #32.1 to include a move out fee of \$100.00.
CARRIED, 1 opposed

4. Bylaw Amendment – Hardwood Floor Policy:
Following discussion the resolution was amended

MOVED AND SECONDED that bylaws be amended to reflect hardwood floor policy as follows:
Hardwood floors are permitted provided that it is laid over an under-cushion that meets or exceeds the impact level recommended by Canada Mortgage & Housing Corporation for hardwood floors. Any noise disturbance resulting from hardwood floor installation will be owner responsibility.
CARRIED, 39 in favor, 1 opposed

i) Rule to be Ratified - Renovation Form Policy:

For any renovation in the Santa Fe building, trades are not permitted to access through the lobby but must use the elevator access at the garage level. The caretaker is to be advised to ensure elevator pads are in the elevator and the Renovation Form is signed.
CARRIED, Unanimously

j) Election of Strata Council:

The following owners were elected to Strata Council:

Yvette Dehn
Dana Finkelstein
Carol Marks
Mark Monsarrat
George Phipps
Nicole Pinnell
Alex Rosenczweig

k) Other Business:

1. Tidiness of Patios: Concern was expressed regarding clutter on some patios. It was agreed that Council identify patios that need attention and that owners be advised to tidy their patio area.

There being no further new business, the meeting adjourned at 10:00 pm.

Condex Property Management Ltd.
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Annual General Meeting

Security - 2007

Council has undertaken a number of improvements with a view to increasing security. This is in response to break-ins, both within the building and the city at large, and the need for greater security-awareness both individually and collectively as a Strata community. Over the course of the year, Council has undertaken a number of steps to improve security which include but is not limited to:

- Formulating a security plan;
- Upgrading the videophone and security camera system;
- Taking tighter control/tracking of electronic and physical keys;
- Performing more frequent security walkthroughs;
- Improving security breach investigations and reporting of security incidents;
- Improving lighting, while reducing obstructions/hiding places in outside common areas;
- Improving security presence during holiday periods (if needed);
- Recommending new security practices; and,
- Establishing a security committee and educating residents.

Over the course of the year, the steps that have been put in place, while effective, must continue to evolve to increase our protection. Council continues to work hard toward a longer-term plan for the strata's protection that include:

- Secure elevator access via key or fob lock off;

- Secure parkade access doors from hallway;
- Replace doors to the garbage room;
- Secure the NW and SE outside stairwells;
- Check doors at the end of every shift;
- Improve courtyard lighting;
- Improve tracking of vehicles and parking spaces;
- Re-issue common key;
- Continue to raise resident's awareness about security (and convince residents to participate in security committees.

In view of these ongoing measures, Council hopes residents will support and participate Council's security efforts throughout 2007/8.

Thank you.

Annual General Meeting

Finance - 2007

Over the course of the year, Council has undertaken a number of maintenance projects which is expected for a structure of this age and complexity. As such, a number of improvements were completed that include:

- Completing the interior renovation;
- Completing the exterior renovation;
- Cleaning up IRT distribution;
- Security camera upgrade (ongoing);
- Performing repairs to the garden area;
- Repairing areas of the recreation center, replacing fitness equipment;
- Overall improvements to building and area security.

Council has undertaken a capital expenditure review with a view of increasing the amount of operating funds in our reserve. This is as a direct result of increased maintenance costs, combined with a need to prepare for upcoming capital works. As a result, we are presenting a budget that reflects a 5% increase over the previous year. In doing so Council is adhering to a policy of keeping strata fees low, relying on special assessment fees as a vehicle for funding maintenance work.

In view of these projects, Council presents a budget that it feels will meet current and future maintenance and operational costs for year 2007.

Can we have someone move and second to adopt the budget as presented?

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD ON MONDAY, NOVEMBER 27th, 2006 IN THE SOCIAL ROOM AT 2201 PINE STREET, VANCOUVER, BC

- a) The meeting was called to order at 7:45 pm
- b) The sign-in sheet indicated 42 owners represented, 9 by way of proxy.
- c) **MOVED AND SECONDED** that the required notice of the meeting had been received. **CARRIED**
- d) **¾ Vote Resolutions – Security Improvements:**
 - WHEREAS** Council has received quotations for security improvements, and-
 - WHEREAS** the existing security monitoring system requires replacement, and-
 - WHEREAS** Council recommends proceeding with replacing and expanding the existing system to provide additional camera coverage in the loading bay, courtyard, and visitor parking area, and-
 - WHEREAS** Council recommends having Hudson Spear provide live remote monitoring at additional cost of \$130.00 per month, to be allocated to the operating budget, and-
 - WHEREAS** Council wishes to provide choice to residents, the following three resolutions will be presented and voted on-

Nicole Pinnell, Council Chair, welcomed owners to the meeting and provided an overview of resolutions to be considered. Owners were advised on the financial position of the strata noting funds in the Contingency Reserve. Council member, Tim Spackman, provided input regarding the Security Committee and discussions at Council regarding security improvements for the building. It was suggested the building may be targeted if it is not up to the standard of other buildings in the neighbourhood. One important element for building security is education of residents and resident cooperation to not provide access to any person who is not personally known to them.

General discussion followed regarding the proposed resolutions. It was suggested that cameras do not prevent break-ins. It was noted that no system is foolproof. The intent of the resolutions is to avoid your building being the weak link in the neighborhood. Owners were advised that more cameras could be added in the future. It was also noted that Hudson Spear would dispatch Provident Security should an activated alarm be of concern.

Council advised that Hudson Spear has done a building walkabout and had identified the three areas where cameras are being suggested.

Currently, your building sets off many alarms per month. The alarms are not ‘visually’ monitored. At this time Hudson Spear contacts the caretaker or a Council member to check the source of the alarm. Provident Security may then be dispatched within given parameters.

Some concern was noted regarding random checking to be done by Hudson Spear. Council noted that the proposal would allow for Hudson Spear to monitor visually, even if no alarm is activated. The cost for Hudson Spear services is \$75.00 a month with the remainder being for internet access.

An owner suggested that a camera is not needed in the visitor parking area. Enquiry was made regarding the courtyard fence. Council noted this would be looked at separately.

Discussion was held regarding camera surveillance for the mailbox areas. It was noted the camera in the Santa Fe lobby does provide an overview and a camera for the Meridian mailboxes could be considered with a future upgrade.

Input was received that an owner does not wish to be on camera, particularly in the courtyard. It was noted the camera for the courtyard is intended to overview the gate and the walkway.

It was noted there is currently a camera in the pool area and this would be replaced. The system does not monitor verbal dialogue.

It was noted the price of a camera is approximately \$1,000.00, however, cost depends on whether wiring is required. Residents are reminded that fast-food delivery persons are not to be let in the building. Please meet all fast-food delivery persons at the front door.

Enquiry was made as to whether a dedicated line was possible rather than internet line monitoring. Council noted this is an option, however, is not under discussion at today's meeting. Enquiry was also made into the provision of software security upgrades to be provided by Hudson Spear and council confirmed this information would be reviewed with Hudson Spear.

Owners noted that the actual quote provided by Hudson Spear reflected \$20,800.00 for Option #2, as this was the most recent quotation received.

MOVED AND SECONDED that Option #2 be considered with an amendment where two additional cameras would be provided rather than three. The two cameras would be for the loading bay and courtyard area.
NOT CARRIED, 23 in favor

1.

MOVED AND SECONDED be it resolved to proceed with replacing only the existing system at an approximate cost of \$11,000.00 as more specifically outlined on the enclosed quotation received from Hudson Spear with payment to be made from the Contingency Reserve Fund.

NOT CARRIED, 5 in favor

2.

MOVED AND SECONDED be it resolved to proceed with replacing the existing security system and expanding the system to include three additional cameras with one in the loading bay, courtyard, and visitor parking area for an approximate cost of \$20,800.00 more specifically outlined on the enclosed quotation received from Hudson Spear with payment to be made from the Contingency Reserve Fund.

CARRIED, 32 in favor

3.

MOVED AND SECONDED be it resolved to proceed with live remote monitoring by Hudson Spear at an approximate cost of \$130.00 per month to be provided for in the operating budget.

CARRIED, 34 in favor

There being no further new business the meeting adjourned at 9:00 pm

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A short Council meeting followed regarding two items.

Council members present:

Nicole Pinnell
Dana Finkelstein
Carol Marks
Mark Monsarrat
Tim Spackman

1. Purchase of Treadmill:

Council was advised of an offer received from Spartacus to purchase a treadmill identical to the one purchased earlier this year, however, at a substantially reduced cost. Council was of the opinion that a treadmill is required and replacement of the existing equipment is necessary to maintain the exercise room. Spartacus is moving their warehouse and would like to lower their inventory.

MOVED AND SECONDED to proceed with purchase of the treadmill at \$2,500.00 + taxes with payment to be made from the operating fund. **CARRIED UNANIMOUSLY**

2. Air-Walker:

Council was advised that an owner had a quality air-walker available for consideration of the exercise room. Following discussion it was agreed to decline the air-walker for the exercise room.

There being no further new business the meeting adjourned at 9:20 pm.

**MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VAS 2808,
HELD ON WEDNESDAY, MAY 31st, 2006 IN THE SOCIAL ROOM AT 2201 PINE STREET,
VANCOUVER, BC**

- a) The meeting was called to order at 7:30 pm
- b) The sign-in sheet indicated 50 owners represented, 17 by way of proxy.
- c) **MOVED AND SECONDED** that the required notice of the meeting had been received. **CARRIED**
- d) **MOVED AND SECONDED** to adopt the minutes of the previous Annual General Meeting held February 6th, 2006 as circulated. **CARRIED**
- e) **¾ Vote Resolution – Exterior Vent Replacement:**
WHEREAS the Strata Council has reviewed quotations received for exterior painting, and-
WHEREAS the Strata Council has recommended proceeding with Brammy Bros to undertake these works, and-
WHEREAS further input has been received suggesting that the exterior vent covers, which are currently flush with the building exterior, be replaced to a "hooded" vent cover to prevent water coming into the building through the vents, and-
WHEREAS quotations have been received for vent cover replacement, and-
WHEREAS it is cost-effective that vent cover replacement be undertaken in conjunction with exterior painting works-

Discussion was held regarding vent replacement for the dryers, kitchen and bath stacks. Owners were advised there are approximately 371 vents to be attended. The vents under the overhangs will not be addressed. Council has received two samples and will be finalizing their choice. There will be two colors of vents, one to blend in with the bricks. The intent of vent replacement is to avoid any possible water ingress to the building. Following discussion it was

<p>MOVED AND SECONDED that the Strata Council be authorized to proceed with vent cover replacement in conjunction with exterior painting for an estimated separate cost of \$20,000.00 to be paid from the Contingency Reserve Fund.</p> <p style="text-align: right;">CARRIED, 1 opposed</p>

f) Other Business:

1. Exterior Painting: Discussion followed regarding the exterior painting project awarded to Brammy Bros. Owners were advised there will be funds withdrawn from the Contingency Reserve in the approximate amount of \$25,000.00 plus, as moneys collected by assessment will not meet the painting cost. Council intends to retain an engineer to inspect the project while underway. Owners noted there will be a further \$20,000.00 withdrawn from the Reserve for vent installation. It was agreed a copy of the balance sheet be attached to and form a part of these minutes.

Discussion followed regarding the sinking fund for the plumbing retrofit noting the cost of copper has substantially increased and it would be prudent for the strata to continue to accumulate funds towards a plumbing retrofit in the approximate amount of \$100,000.00 annually. This will be further discussed at Council and presented to owners at the upcoming general meeting.

Discussion followed regarding the metal mullion railings noting they are not part of the contract and will not be painted. An owner suggested that polishing wax could be applied which is quite successful in improving the look.

2.Back Courtyard Area: It was suggested there are more families in the development with small children and that consideration be given to providing for a play area in the courtyard. It was also suggested that the fence along the walkway be raised to improve security. Council noted a Security Sub-Committee has been formed and is in the process of prioritizing suggested projects. Owners with families are encouraged to participate in the Security Committee. Please call Joel Peterson at 604-737-2919 to get involved.

Council noted that security is the prime objective for the development noting input from owners from a recent survey. It was suggested that a one-page of rules be circulated to owners with the welcome package received. Council noted there is now a Welcoming Committee where new owners are personally visited by a volunteer and provided with suggestions for building security, and given information on items such as storage of bicycles, disposal of garbage, waiting for the garage gate to close, etc.

3.Elevator Improvements: Input from owners suggested the building was looking good, however, the interior of the elevators is in need of attention. It was suggested Council receive input with a view to bringing suggestions before owners.

4.Carpets: Discussion was held regarding the difficulty in maintaining carpets due to color choice. Spot cleaning is attended as required. Council noted owners had rejected tiles in front of the elevators.

5.Storage on Balconies: Owners are reminded that there is no storage permitted on balcony areas. Your cooperation is appreciated.

There being no further new business the meeting adjourned at 8:30 pm.

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Strata Plan VAS 2808

Balance Sheet
May 31, 2006

ASSETS

Prime Investment Acct.	\$	19,879.83	
Prime Investment Account - CRF		203,421.40	
Accounts Rec' - Maintenance		3,020.13	
Share Account		463.06	
Total Assets	\$		226,784.42

LIABILITIES AND OWNER'S EQUITY

Accounts Payable - Insurance			14,583.35
Operating Fund Account			
Balance at Beginning of Year		7,146.95	
Surplus/(Deficit) Y.T.D.		5,677.44	
Less - Exercise Equipment		<4,044.72>	
			8,779.67
Contingency Reserve Fund Account			
Balance at Beginning of Year		135,614.62	
Allocation Y.T.D.		17,083.35	
Add - Contingency Interest		2,746.28	
Less - Planters in Courtyard		<18,277.85>	
			137,166.40
Capital Fund - Exterior Painting			
Balance Beginning of Year		32,708.00	
Special Assessment		33,547.00	
			66,255.00
Total Equity	\$		226,784.42

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VAS 2808 HELD ON MONDAY, FEBRUARY 6th, 2006 IN THE SOCIAL ROOM AT 2201 PINE STREET, VANCOUVER, BC.

- a) The meeting was called to order at 7:30 pm.
- b) The sign-in sheet indicated 48 owners present, 8 by proxy.
- c) **MOVED AND SECONDED** the required notice of the meeting had been received. **CARRIED**
- d) **MOVED AND SECONDED** to approve minutes of the previous Annual General Meeting held February 21st, 2005 as circulated. **CARRIED**

e) Report on Insurance:

Owners were advised the building receives an independent annual appraisal. Insurance renewed on December 31st, 2005 based on an appraised replacement value of \$27,775,000. Deductible amounts are reflected below and cover, in part:

• All risks deductible	\$1,000.00
• Water Damage Deductible	\$5,000.00
• Earthquake coverage deductible	10%
• Glass deductible	\$100.00
• Lock & Key	\$250.00
• Commercial General Liability	\$5,000,000.00
• Directors and Officers	\$5,000,000.00

f) Committee Reports:

Council Chair, Mark Monsarrat, welcomed owners to the meeting and introduced the Strata Council. He reported on interior decorating undertaken and spoke to exterior painting planned for this summer.

Tim Spackman advised of planter repairs done last year to one-half of the planter at the north end of the courtyard due to water ingress in the commercial unit. Just recently, it was necessary to undertake roof membrane replacement in the other half of the same planter. Owners were advised that one tree was removed in the courtyard, also in a planter area, to address water ingress into the garage. Tim also advised of improvements done to address security for the building noting the mesh on the visitor garage door and installation of a new enterphone. There are tighter controls on the IRTs issued to each suite. IRTs that were not verified as assigned to a unit have been deleted. A Security Committee has been established, with Jennifer Arntrop and Joel Peterson having volunteered. Council invites others to get involved on this Committee and seeks two more members.

Council wishes to make greater use of committees and is looking for input and volunteers.

The Finance Report was presented by Massoud Sarrafi advising he met with Condex to discuss and prepare a draft budget for Council consideration. Appreciation was expressed to owner Lyle Brown for his review of the last audit. Massoud expressed appreciation to past Council and management for the financial position of the strata and provided an overview of funds on hand. It was noted that fixed costs for water, hydro and gas have increased substantially. Council has endeavored to implement cost savings with power smart light bulbs and asks owners to also be aware of their consumption. Appreciation was expressed to Massoud for his analysis done on gas and water consumption. It was agreed that an "actual"

financial statement be sent with the minutes noting the budget reflected a "projected expenditures" to year end.

Request was made that Council minutes be circulated on a more timely basis. Owners were advised that minutes are reviewed by Council prior to circulation.

The Fitness Report was presented by Angela Bourhill advising Council will proceed with purchase of a new treadmill, noting delays encountered.

The Social Report was presented by Dana Finkelstein noting there was a summer barbeque which was enjoyed by many, and two wine & cheese gatherings over the winter, one last year and one recently. Council seeks help from owners to organize these community events. Input from owners supported the socials continuing.

It was suggested that a Welcoming Committee be established for new owners, to orient them to the building. Owner, Gerry Halpern of suite 503, volunteered to serve as the Welcoming Committee and help with social activities.

The Landscape Report was presented by Carol Marks advising of entrance improvements undertaken outside the lobbies. Council is looking to prune various trees. Appreciation was expressed to Bloomin' Balconies for maintenance of your grounds.

Owners are reminded that nothing can be stored in individual parking spaces and that visitor parking is for visitors only. Any vehicle parked in the visitor parking area must identify the unit they are visiting.

g) Proposed Budget:

Following discussion and review it was:

MOVED AND SECONDED to adopt the proposed operating budget for fiscal January 1st, to December 31st, 2006 reflecting an 2.5% increase in owners' monthly maintenance payments together with adopting the balance sheet as circulated and discussed. **CARRIED, 3 opposed**

h) 3/4 Vote Resolutions:

1. Alteration Request – Suite 1101:

WHEREAS Council has received request for a proposed extension whereby a small section of living room glass windows would be extended 2½' into the patio area, for a length of 14', and-

WHEREAS the extension would not be noticeably visible from the exterior of the building, and-

WHEREAS an engineers report indicates roof membrane integrity will not be affected, and-

The owner, Geoffrey Gould, was present and spoke to the proposal noting they are agreeable to pay adjusted maintenance for the increased area. Council had also requested that revised engineering drawings be received specific to this unit.

MOVED AND SECONDED to amend the resolution to address the engineering drawings and to read "to grant approval for the proposed extension whereby a small section of glass windows in the living room would be extended into the patio area *subsequent to receipt of revised engineering drawings specific to this unit*". **CARRIED, 2 opposed**

2. Painting Building Exterior – One Month Maintenance Assessment:

WHEREAS owners have approved a previous one month assessment allocated toward painting-

Council Chair advised of a color change proposed to reflect interior renovations undertaken. It was noted the bricks are not intended to be sealed.

MOVED AND SECONDED to approve a special assessment of one month's maintenance due March 1st, 2006 to be allocated toward building exterior painting. **CARRIED, 38 in favor, 5 opposed**

3. Painting – Building Exterior:

WHEREAS discussion has been held where Council recommends the building exterior be painted in the summer of 2006, and-

WHEREAS two special assessments have been allocated thereto-

It was suggested that Council not hire a color consultant but rather obtain color samples and receive owner input.

MOVED AND SECONDED that the strata proceed with painting the building exterior at a cost of approximately \$75,000.00 in the summer of 2006 using funds collected by assessment and allocated to painting together with the Contingency Reserve Fund as required. **CARRIED, 41 in favor, 2 opposed**

4. Capital Fund – Plumbing Retrofit:

WHEREAS Council has reviewed upcoming capital expenditures, and-

WHEREAS a plumbing retrofit has been identified, and

WHEREAS these works may be necessary in five years time or thereafter, and-

WHEREAS Council recommends it is prudent to commence saving moneys towards a plumbing retrofit which will cost in excess of \$500,000.00, and

WHEREAS boiler replacement would also be considered at the time of plumbing retrofit-

Enquiry was received as to whether boiler replacement would be undertaken and Council clarified this would be considered but may not be necessary. Input also suggested that rather than have a special assessment, that the monthly maintenance be adjusted with the budget incorporating the \$50,000.00 allocated toward plumbing retrofit. Council noted they had a Council meeting where they debated whether additional money required for the plumbing retrofit would best be collected by assessments or by increased maintenance. It was Council recommendation that initially there be an assessment put forward, as is being presented tonight. Council noted that further funds would need to be collected on an annual basis for the plumbing retrofit.

MOVED AND SECONDED to approve a special assessment of \$50,000.00 as outlined on the attached schedule to accrue funds toward a plumbing retrofit with payment due October 1st, 2006.

CARRIED, 1 opposed

i) Election of Strata Council:

The following owners were nominated and elected to Strata Council:

Dana Finkelstein
Carol Marks
Mark Monsarrat
Joel Peterson
Nicole Pinnell
George Phipps
Tim Spackman

j) Other Business:

1. Library Room: Marie Vermeulen suggested that the previous play room, which is now closed, be established as a library for residents to share books, videos and DVDs with shelving to be installed. The suggestion was supported by owners, however, input was also received that a decision of this nature be put before owners with prior notice.
2. Dryer Vent Blocked: An owner advised their dryer vent may be blocked. Arrangement will be made for inspection.

There being no further new business, the meeting adjourned at 8:50 pm.

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	Year 2004	Year 2005	Change
Liabilities	\$ 33,546.00		
Insurance		\$ 34,368.00	
Operating Fund	-\$ 3,112.73	\$ 7,146.95	\$ 10,259.68
Contingency Fund	\$ 108,197.06	\$ 135,614.62	\$ 27,417.56
Capital Fund	\$ 15,557.80	\$ 32,708.00	\$ 17,150.20
Total Liabilities and Equity	\$ 154,188.13	\$ 209,837.57	\$ 55,649.44

	Year 2004	Year 2005	Change
Costs			
Hydro	\$ 32,004.89	\$ 33,494.97	4.7%
Gas	\$ 53,439.56	\$ 61,431.06	15.0%
Water/Sewer	\$ 18,969.61	\$ 22,188.70	17.0%
Plumbing/Mechanical	\$ 19,979.88	\$ 16,857.71	-15.6%
Repairs/Maintenance	\$ 37,024.44	\$ 28,378.73	-23.4%

Recommendations	Savings per year	in 5 Years	in 7 Years
Energy efficient bulbs	\$ 4,000.00	\$ 20,000.00	\$ 28,000.00
Reducing (hot and cold)water consumption by 5%	\$ 8,900.00	\$ 44,500.00	\$ 62,300.00
Total Savings	\$ 12,900.00	\$ 64,500.00	\$ 90,300.00

- Install low pressure showerheads
- Reduce laundry by 5% (19 times instead of 20)
- Reduce dish washing by 5% (19 times instead of 20)
- If possible do the laundry with cold water instead of warm or with warm instead of hot water
- Use the dishwasher and the laundry machines in conservative mode

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, JUNE 18th, 2007 IN THE SOCIAL ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Larry Carson
Yvette Dehn
Dana Finkelstein
Mark Monsarrat

Also Present:

Tim Spackman
Bob Hudson

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held April 23rd, 2007 as circulated.

CARRIED

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to May 31st, 2007 as circulated.

CARRIED

3. Council Member Appointment:

Council was advised that Alex Rosenczweig cannot continue to serve on the Council due to other commitments. It was agreed to appoint Larry Carson as the new Council member.

BUSINESS ARISING:

1. Security:

Bob Hudson, of Hudson Spear, was in attendance as were Security Committee members, Tim Spackman and Larry Carson. Council discussed the recent breakin and reviewed security improvements done.

- Eight cameras have been installed with the ninth one to be installed shortly. The new system has the capacity to install up to 16 cameras. Council noted the cameras are showing their value and reviewed the video of the recent breakin where access was gained by the pool door in the courtyard.
- It was agreed Hudson Spear provide quotation for one or two cameras that would provide close-up monitoring. One was suggested for the stairwell exit in the garage.
- Council noted the building perimeter security has been the priority for the Council. All doors have been inspected and astragals installed where required. It was agreed that "L" brackets or a square tube also be done on some doors where astragals are not possible. There are six more doors to be done.
- It was noted a motion detector may need upgrade and replacement on one door. It was agreed to have this done at this time.
- It was agreed that a half "L" bracket be installed on the gate by the visitor parking
- It was agreed that the metal doors outside the loading bay be reviewed as a first priority for replacement. It was further agreed Council would consider having the vestibule doors locked off from the stairwells.

It was noted your caretaker daily checks all exterior doors to see if there has been any tampering with astragals.

- It was agreed that Hudson Spear proceed quickly to install alarms on all exterior doors if there are no active alarms and advise of cost. All perimeter doors will then be alarmed and monitored by Hudson Spear.
- It was agreed to proceed with motion lighting improvements as quoted subsequent to George Phipps reviewing with the Chair.
- Council noted Provident had responded very quickly to the last breakin, however, their clicker did not provide prompt access. Provident is to be contacted to confirm that their batteries and clicker are effectively working and that access to the building be ensured. Their dispatcher is to be aware of "post orders" and it was suggested that two people be dispatched should another breakin occur.
- It was agreed that Hudson Spear would call the police directly upon an active alarm and obtain the required alarm permit. It was also agreed that Hudson Spear would advise a Council member of an illegal entry who would then also call the police directly. It was agreed that the Security Committee and some members of Council receive a parking space allocation list and updated owners' list. Owners are to ensure completion of the "Resident Information Form".
- Council approved a security pin being installed in the ground for parking space assigned to suite 615 in order that a motorcycle can be secured. Council noted an x-ray would not be done.

Discussion followed regarding elevator changes to aid security with lock-offs per floor. To have the elevator lock off at individual floors was noted to be very costly. It was suggested that you could lock off the elevator where key access would be required to get to the garage. This would be at a reasonable cost of approximately \$2,000.00. Council is considering proceeding with this aspect and requests owner input. It was agreed a tear-off be circulated to owners together with a security update letter being sent to all owners.

As a second-phase security improvement, discussion was held regarding key access to inner doors. Suggestion was that key access be eliminated and a fob system installed with doors being alarmed.

Discussion followed regarding signage for exterior doors. Council reviewed sample signs provided by Hudson Spear. It was agreed that Hudson Spear proceed with having signs posted at all activated IRT-doors and on the outside garage door.

Discussion was held regarding the door closures for the gates. It was noted that the inner gate, east end, has just had the timer increased as requested by Council.

2. Lighting – Energy Saving Review:

Council noted quotation had been received for lighting improvements, particularly in the underground garage area with a view to saving on energy consumption. This information has been forwarded to owner, Massoud Sarrafi, who will review and report back to Council.

3. Pool Area Shower:

Council noted water tests done and input received that retiling of the wall adjacent to the steam sauna where the shower is, needs replacement. It was agreed Council would obtain sample tiles and input would also be received from trades as to whether tiles could be saved or replacement needed in entirety.

4. Insurance Claim – In-Suite Appliances:

Council was advised of water damage resulting from a washing machine that malfunctioned. Council reviewed particulars and noted the cost of damage to be under the deductible on the insurance policy of \$2,500.00. Council directed the cost for repair be an owner responsibility.

Council was also advised of water damage insuite due to a dishwasher. Council advised the cause to be the pipe at the joint in the wall.

IMPORTANT NOTICE – INSURANCE DEDUCTIBLE

Council wishes to remind residents that should water damage occur from within your unit and there is a need for trades or an insurance claim, owners will be charged up to the water damage deductible amount on the strata insurance policy. At this time it is \$2,500.00. The policy last year reflected a \$5,000.00 deductible. Council suggests this be discussed with your personal insurers in order that you carry this deductible amount on your personal policy should a claim be forthcoming from your suite.

NEW BUSINESS:

1. Correspondence:

- a) Council received input suggesting that the building should take every measure available to improve security, suggesting that higher maintenance fees would be supported. Council noted review of security measures taken and those under discussion. A separate letter will be sent to owners in this regard.
- b) Council considered request to have an audible alarm installed on the outside of their unit in Santa Fe. Council noted a precedent would be set by having an alarm on the building exterior and did not approve the request. Council suggested the owner have their alarm monitored and that the internal alarm be louder.
- c) Council considered report of a dog noted to be residing in a third floor suite. Council directed a letter be sent to the owner advising that pets are not permitted and that bylaw compliance is to be forthcoming. Council respectfully reminds residents that you live in a "No Pet" building and this means that pets are not permitted to visit.

2. Power Washing:

Council was pleased with recent power washing done around the building in the courtyard areas and the walkway abutting the car dealership. Council directed that arrangement now be made for cleaning of the Santa Fe walkways.

3. Heat Exchanger – Hot Tub:

Council was advised that the heat exchanger and chlorinator for the spa hot tub need replacement noting quotations received. This is underway.

4. Pool Ceiling Repairs:

Council noted the main pool has been drained and ceiling repairs done to a drain from the unit above.

5. Pool Air Exchanger:

Council noted works underway to replace the air exchanger that services the pool area. Access is from the social room and it was necessary to open a large section of the ceiling and remove some of the cupboards. This work is nearing completion.

6. Exterior Window Coverings:

Council respectfully reminds owners that all exterior window coverings are to be either cream or white.

7. Parking Space Assigned to Suite #414:

Council noted the parking spaces #51 assigned to this suite interferes with traffic flow down the P1 ramp. It was discussed and agreed that Council would have a site meeting to review altering lines to accommodate parking in this space without affecting traffic flow.

8. Birch Tree Roots – TH #11:

Council was advised that the roots of a large birch tree are causing patio bricks to lift. Council directed that repairs be done to level the bricks.

9. Carpet Cleaning:

Council directed that carpets be cleaned throughout the building.

10. Garbage Disposal:

Residents are reminded that garbage should be double-wrapped prior to disposal to avoid spillage on carpets. Council also respectfully reminds residents in the Santa Fe building that garbage bags are not to be left outside along the common area walkways.

11. Pool Temperature:

Council was advised of various opinions regarding the appropriate temperature of the swimming pool. Council directed that the temperature of several public pools be determined, plus one degree added for your pool. The hot tub is to be kept at 103°.

12. Exercise Equipment:

The Manager advised of meeting with trades onsite to review maintenance of exercise equipment. Input has suggested that the "Elliptical" machine will require replacement shortly noting that maintenance and repairs are not recommended. Input will be received and reviewed by Council.

There being no further new business the meeting adjourned at 9:45 pm.

Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 3H4
Tel: 604-682-5611

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, APRIL 23rd, 2007 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Yvette Dehn
Mark Monsarrat
George Phipps
Alex Rosenczweig

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 7:00 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held March 19th, 2007 as circulated. **CARRIED**

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to March 31st, 2007 as circulated. **CARRIED**

3. Council Positions:

Council members agreed to the following positions:

Chair	Nicole Pinnell
Vice Chair	Mark Monsarrat
Finance	Yvette Dehn
Landscape	Carol Marks
Social/Recreation Area	Dana Finkelstein
Security	George Phipps
Liaison with City	Alex Rosenczweig

It was agreed that a new liaison position would be beneficial to review billboards, traffic circle requested to be installed by the City at 7th & Pine, and noise concerns with the shredder at the CIBC Centre on 7th Avenue.

BUSINESS ARISING:

1. Committee Reports:

a) Exercise Room Floor: It was agreed this be discussed at a later date with Dana Finkelstein.

b) Assigned Parking Space #51: Council noted the use of this assigned parking space makes it difficult for residents to come and go to the underground garage area and complaints have been received. Various suggestions were discussed. It was agreed Council would try and develop ways to maximize the parking space area to avoid this inconvenience.

c) Lighting in Garage, Stairwells, & Exit Signs: A lighting review has been done and Council received input and quotation from two trades to save on energy consumption. It was agreed George Phipps would forward this information to Massoud Sarrafi to see if he was interested in reviewing information received.

- d) Security Priorities: Council had received substantial input from prior Council member, Tim Spackman, on a building security review. Council considered quotation received to address all exterior doors and agreed this be the first priority. Following discussion Council directed that Downtown Lock proceed with addressing all exterior doors as quoted in the amount of \$3,330.00.

It was agreed that two signs be ordered and posted in the garbage room urging residents to turn off lights.

- e) Water Leaks: Council was advised that certain "04" suites have experienced water ingress with heavy winter rains. The source has not been determined. Drywall has been opened inside several suites to determine the source of the water ingress. It was agreed that a drop be done with trades to do a water test from the outside and window trades analyse water ingress from inside the suites.
- f) Exterior Painting Contract: Council reviewed quotations received in 2005 for exterior painting and approval for owners to proceed with painting in 2006. Updated quotes in 2006 reflected increased cost to paint the building exterior. Council reviewed 2006 quotations received noting Brammy Bros was chosen to do the painting at a quoted cost of \$85,600.00+GST. Council made a decision to hire engineers to inspect work underway and this cost to date is \$9,000.00. Council found it helpful to have input from the engineer regarding the painting, particularly when blisters in several areas became evident. Council noted a holdback to Brammy Bros pending completion of deficiencies.
- g) Power Washing: Council directed the strata proceed with power washing common areas, however, Council requested the walkways on the Santa Fe not be done at this time.

NEW BUSINESS:

1. Renovation Request – Suite #511:

Council had received input from the new owner requesting permission to change a window layout whereby access to the patio would be available from the bedroom. Council suggested that more information is needed with particular reference to engineer input. It was also agreed that Council would meet with the owner to view the alteration request.

Council noted input received suggesting that if suite #808 is sold, that the tent/gazebo be removed. Council will review this matter.

Residents are reminded that Strata Corporation bylaws do not permit pets.

2. Moving Policy:

Residents are reminded that a "Renovation Form" and a "Move In/Out Form" must be completed with the caretaker prior to undertaking work.

3. Pool Area:

Council reviewed on site ceiling repairs needed in the pool area that would necessitate draining the pool to repair a leak from a drain in the shower of a suite above. Council noted this work will be necessary and deferred to trades that the pool be drained if required.

4. Tiles by Pool Area Shower:

Council noted the tiles by the exterior shower are taking on water and cause dripping in the garbage room below. It was agreed that a water test be done of the drain, floor tiles, and wall tiles. If tile replacement is necessary, Council is to select tiles and this work will be scheduled.

5. Window Cleaning:

Window cleaning is scheduled to be done the week of April 30th through to May 4th, 2007. Council requests that residents have their personal patio areas power washed and cleaned starting from the top of the building down.

6. Exhaust Fans:

Council noted noise concerns with the exhaust fan located above the men's pool washroom area causing a disturbance to residents above. Input has been received from Latham's Plumbing & Heating to replace the exhaust fan at a cost of \$5,000.00. Council requested that another quote be received and this work proceed.

There being no further new business the meeting adjourned at 9:20 pm. The next Council meeting is scheduled for Monday, June 4th, 2007 at 7:00 pm.

Condex Property Management Ltd.

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MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, MARCH 19th, 2007 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Yvette Dehn
Carol Marks
Mark Monsarrat
George Phipps

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 7:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held January 29th, 2007 as circulated. **CARRIED**

2. Financial Statements:

Financial statements were reviewed by council. It was agreed adoption of statements to February 28th, 2007 as circulated would be addressed at the next meeting once the new finance member had an opportunity to review all documentation.

3. Council Positions:

Council members agreed Yvette Dehn would assume the finance position for council. Further positions will be decided at the next meeting.

4. Committee Reports:

Quotations had been received for replacement of the double garbage room doors, which lead into the garage. Council discussed various security items, however, did not wish to make a decision pending review and prioritizing of all items being considered. George Phipps will follow up with Tim Spackman on recommendations.

Council approved proceeding with minor repairs to the exercise equipment as quoted by Fitness Fixations.

5. Towing of Vehicles:

Council had received input from an owner regarding their visitor's vehicle being towed. Council was advised that a note had been left on the dash. The note had been found on the floor of the vehicle at the impound. Council suggests that visitors take care when closing the car doors and check to make sure that the note remains on the dash.

6. Parking Space Available for Rental:

Council advises a spare parking space is available for rental through the strata. If you are interested please call the Manager.

Mark Monsarrat advised of concerns regarding his second assigned parking space noting it may impede traffic flow by the ramp. It was agreed Council would check the space for discussion at the next meeting.

7. Exercise Room – Carpet:

It was agreed council would follow up on investigating carpet replacement alternatives for the exercise area.

8. Lighting in Garage:

The Manager advised of energy savings to be had with lighting improvements in the garage. Previous input had been received and it was agreed this would be reviewed by George Phipps and further discussed at Council.

9. Gas – Charge Back:

Council noted one suite has gas available to their unit. Consumption is recorded bi-monthly. Council directed reimbursement to the strata be reviewed.

10. Tidy Balconies:

Council wishes to remind residents that maintenance of balcony areas is owner responsibility. Please be sure there is minimal to no storage on your balcony and that everything is neat and tidy. It is also owner responsibility to power wash their decks. You are encouraged to arrange for this shortly, hopefully starting with suites from the top of the building down. Window cleaning will be scheduled for mid-to-late April.

11. Fall on Linoleum:

Council noted a visitor had slipped when stepping from the elevator onto wet linoleum. This area was being stripped and waxed by trades. Your insurers have been advised and are following up.

12. Elevator Upgrade:

Council noted input at the Annual General Meeting that elevator upgrade be reviewed and again presented to owners next year. Mark Monsarrat advised he would review options and follow up on quotations received for further discussion by Council.

13. Exterior Painting:

Council reviewed exterior painting costs noting funds being held back pending completion of several outstanding items. It was agreed this be compared to quotations received and further discussed at the next meeting.

14. Monitoring of Front Doors:

Residents are advised they are required to ensure that the front door and loading bay doors are monitored throughout any move. It was agreed that initially a specific form be prepared which is to be signed by all those that are moving in or out.

There being no further new business the meeting adjourned at 8:30 pm.

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MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, JANUARY 29th, 2007 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Dana Finkelstein
Carol Marks
Joel Peterson
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held December 11th, 2006 as circulated.

CARRIED

2. Financial Statements:

MOVED AND SECONDED to adopt financial statements to December 31st, 2006 as circulated.

CARRIED

Council reviewed expenditures from the capital fund for exterior painting and directed that the deficit be expensed to the Contingency Reserve Fund.

BUSINESS ARISING

1. Committee Reports:

Elevator: Council discussed quotations for upgrading the interior of the elevators. Council proposes to replace the plastic laminate on the raised panels, new stainless steel reveals, new light fixtures in a metal ceiling, and electrostatic paint of ceiling, door, and door jambs and a new hand rail. Council noted quotations were inclusive of wiring, permits and inspection as required.

Following discussion it was agreed that recommendation be taken to owners at the Annual General Meeting to address the elevator interiors, estimated to be less than \$38,000.00, with payment to be made from the Contingency Reserve Fund.

Building Social: The recent social was much enjoyed by many residents.

Security: Much discussion was held regarding security. Owners have recently supported improvements to the cameras and the DVR which is in the process of being completed by Hudson Spear. Council noted the cameras produce a quality picture. Over the Christmas season, Provident Security was hired to monitor the garage and garage entry. Council reviewed services provided and considered the expenditure beneficial to the building. Council requested the timer for closure for the garage gates be shortened.

Discussion followed regarding other security suggestions such as lowering bushes, locks on doors into the stairwells, tailgating alarms, locking off of the elevator. Council noted quotation will be received to

have the elevator locked off. Residents would activate the elevators by key. Council also discussed fob activation of the elevators.

Council noted an incident where a resident attempted to tail another resident into the garage. Security was contacted and security tapes have been reviewed to try and determine who is responsible for this incident. Residents are not to tailgate into the building and security or the police will be contacted.

NEW BUSINESS:

1. Correspondence:

- a) Leaving of Items for Charity: Concern was expressed that residents are leaving bags of clothes and other items outside the front door of Meridian Cove to be collected by charities. Council noted security concern due to these bags at times being searched through and items scattered in the entry and advises residents are to make their own arrangements to drop items off to bins in the area. There is a bin by the IGA parking lot, across the street from Ron Zelko, at 4th & Cypress, and the Safeway at 4th & Balsam. If you wish, you can contact a Council member to make alternate arrangements for pickup.
- b) Building Security – Resident Access: Council was advised that on two occasions a guest had been let into the building by residents other than the owner who was expecting guests. Council respectfully reminds residents that building security is the responsibility of all. Do not provide access to anyone who is not personally known to you.
- c) Request to Use Handicap Parking Space: Council noted the residents who have been using the handicap parking space have sold. Council approved request received from Ron Jenkins to use this space noting that Council reserves the right to rent out the space allocated to the unit and that use of the handicap space is for interim use until the unit is sold.
- d) Security Bars: Council approved request for installation of additional security bars for townhouse 11 noting the style and color is to comply with others already installed.
- e) Exercise Room: Input suggests that the carpet in the exercise room should be replaced. Council appreciates the suggestion and will review different floor options for next year. Additional mats and two new weights were authorized for purchase for the weight room.
- f) Signage: Recently, security signage was placed at the garage entrances. Council obtained all signs that were available from ICBC. Suggestion was made that signs and notifications, in general, be posted in Cantonese. Council seeks an owner to serve on the Strata Council who speaks Cantonese or who would be willing to translate various notices to Cantonese.

2. Water Ingress – Suite 316:

Council received input advising of further water ingress. Council directed that the drywall insuite be opened to trace the source. Council was advised of two other suites experiencing water ingress where input from trades advise of difficulty in tracing the source. The recent severe storms may have played some role.

3. Annual General Meeting:

Council requested the Annual General Meeting be scheduled for Tuesday, February 27th, 2007 at 7:30 pm. Please mark your calendars and plan to attend.

Council discussed and reviewed the proposed operating budget for fiscal 2007 reflecting a 4.8% increase in owners' maintenance contributions. Minor amendments were made to increase the allocation to security and pool recreation facility maintenance and equipment. It was agreed the budget be recommended to owners for adoption.

Council reviewed the agenda for the general meeting and recommended special resolutions be placed before owners to proceed with interior upgrading of the elevator cabs and to continue to accrue capital funds for the plumbing retrofit. Council recommended two additional monthly maintenance payments with one being due May 1st and the other October 1st, 2007.

Council recommended a move out fee of \$100.00 and suggested bylaws be amended to reflect this.

Council noted replacement of exterior dryer vents is proposed for 2008 together with review of building flashing.

Council is seeking new members for the Strata Council. Should you wish to serve on the Council or put forward a nomination, please call Council Chair, Nicole Pinnell at 604-730-9519.

4. Garage Gate - Damage to Vehicle:

Council was advised that the garage gate caused damage to a vehicle while the Overhead Door trades were on site attending to repairs. Confirmation has been received from the Overhead Door that their insurance policy will assume liability and will settle this matter directly with the owner.

5. Owner Occupancy:

Residents are reminded that all suites are to be owner occupied. Rentals are not permitted and units must be sold to owner occupiers.

There being no further new business the meeting adjourned at 9:15 pm.

Condex Property Management Ltd.
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BUILDING SECURITY

Are you doing your part?

If not... why not?

- Do not provide access to anyone who is not personally known to you

MINUTES OF EMERGENCY STRATA COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD THURSDAY, DECEMBER 14th, 2006, IN THE SOCIAL ROOM, 2201 PINE STREET, VANCOUVER, BC

Council members present:

Nicole Pinnell, Chair
Carol Marks
George Phipps
Tim Spackman
Dana Finkelstein

The meeting occurred at 8:30 pm.

1. Meeting Purpose

In response to recent resident vehicle break ins on the P1, P2 and P3 levels council met to assess what is known with respect to these break ins and what action can be taken to help prevent further problems.

2. Security Update:

Security Committee members Tim Spackman and George Phipps had been in contact with:

- The Community Police
- ICBC
- Neighbouring Residential Buildings

Building security tapes and parking lot entry records have also been reviewed. Residents are reminded they are responsible for filing their own police reports if a break in to their vehicle occurs.

Notices for the Garage Gates advising residents to wait until the gate closes before proceeding into the lower levels or leaving the driveway have been obtained from ICBC and will be posted. Council members have observed vehicles driving down the ramp to lower parking levels before the first, outside parking garage gate has closed, however, there is no clear evidence at this time of how our building was accessed in the two incidents which have occurred. Council has pamphlets on vehicle security from ICBC in English and Cantonese available to those who would like a copy. Those interested in a pamphlet can contact George Phipps or ICBC.

As a result of the information obtained from the sources noted above it was reported this neighbourhood is experiencing an increase in this type of crime with respect to both vehicles parked in secure garages and those parked on the street. These break ins do not seem to involve any building resident and appear to arise from an outside group targeting the area. Other area buildings have experienced similar problems in the same time frame. In some cases it is believed the perpetrators of these vehicle break ins are:

- Specifically looking for cash left in vehicles
- Entering Parking Areas by following in after authorized vehicles
- Entering Parking Areas by following residents during high traffic times and waiting until later to target vehicles.

It was agreed that if the source of the problem is authorized vehicles being followed into the parking lot that increased resident diligence will be the best defence. Education on preventing auto crime, such as ensuring no valuables are left in vehicles, will also be of assistance. ALL OWNERS ARE ASKED TO WATCH AND ENSURE THEY ARE NOT FOLLOWED INTO THE BUILDING AT ANY TIME.

Council will be continuing to monitor the security of the Parking Garage area as well as the prevalence of such problems in the neighbourhood. Any owner suggestions on security options can be provided to Tim Spackman.

Council will also be investigating the following options to help increase the security of the parking area and secure the building from being accessed in the event access to the parking areas is obtained:

- Installing key access to the parking lot levels in elevators to prevent access to the residence levels from the parking levels without a key and vice versa.
- Adding locks to unlocked doors between the parking areas and building.
- Hiring a security guard to monitor the parking area over the holiday season.
- Seeking further patrols of the neighbourhood by the community police.
- Seeking co-operation with neighbouring buildings to share the expense of private security patrols in the area.

SECURITY SUGGESTIONS

- **When entering or exiting the garage, be sure to wait for the garage door to come to a complete close before continuing.**
- **Do not keep valuables visible in your vehicle, or in the trunk. Do not ever leave your clicker in the car.**
- **In the late evening, any suspicious individuals, alarms or the sound of glass breaking in the underground parking or building are to be reported directly to the Police. Residents are reminded not to approach a suspicious situation and to simply call the Police.**
- Do not allow anyone to accompany you into the building. At the front door, request they use their key or call the resident they are visiting.
- Do not provide access to the building via the enterphone to anyone who is not personally known to you.
- Do not allow deliveries and/or fast food order drivers access to the building, meet them personally at the front door.
- If you are away, please be sure arrangement is made for your mailboxes to be emptied on an almost daily basis

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, DECEMBER 11th, 2006 IN THE SOCIAL ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Dana Finkelstein
Carol Marks
Mark Monsarrat
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held October 30th, 2006 as circulated. **CARRIED**

2. Financial Statements:

MOVED AND SECONDED to adopt financial statements to October 31st, 2006 as circulated. **CARRIED**

General discussion was held regarding the proposed operating budget for fiscal 2007. Minor repairs/touch ups are in progress where the 2006 budget has permitted. Council approved a holiday bonus to the caretaker of \$500.00.

3. Committee Reports:

Extensive discussion was held regarding the recent break-in to six vehicles in the underground garage. There was no sign of forced entry through common area doors. Council has received a printout of vehicles entering during a given timeframe and will review the video tapes. Residents are reminded it is most important to wait for the garage door to close completely behind you prior to proceeding and that you do not provide building access to anyone who is not personally known to you.

Hudson Spear has been advised to proceed with installation of new camera equipment as approved by owners at the recent Special General Meeting. Council has confirmed that security updates for the software being used are included in the warranty period and that the camera system is not linked to the alarm system, therefore, any access to one would not impact the other.

Council received update on the exterior painting project noting payment outstanding to painters of \$20,000.00. Council noted a deficiency list had been received from consultants and input from residents had been provided. It was agreed that a written letter must be received from Spratt Emanuel advising that deficiencies identified by them have been attended to before final payment will be released. The Manager is to write to owners to confirm their concerns have been addressed.

NEW BUSINESS:

1. Cleaning of Dryer Ducts:

Council reviewed quotation for cleaning of dryer ducts from both inside the suites and outside the building simultaneously. Council supported a thorough cleaning, however, suggested this was not necessary at this time. Residents are encouraged to remove the lint from their dryer door. Should you wish to have this done by trades as a unit cost, please call the Manager.

2. Nominating Committee – Strata Council:

If you would like to put forward nomination for the Strata Council or are interested in serving on the Strata Council, please contact Council Chair, Nicole Pinnell at 604-730-9519.

3. Cardboard Breakdown:

Residents are reminded it is important that all cardboard be broken down prior to disposal, especially at this time of year. Residents are also to take care with Christmas trees in common area hallways and to attend to any debris that they are responsible for in these areas.

4. Owner Responsibility – Insuite Repairs:

Discussion was held regarding replacement of the cartridge in unit showers. This is an owner responsibility. Council noted the strata is responsible for maintenance up to the hot and cold water shut offs for the shower. It was suggested that an opinion from the building plumber on the frequency of this issue would benefit the strata. It was agreed a cost for an assessment and the value of replacing a cartridge be obtained.

5. Exercise Equipment:

Council noted the recent purchase of a new treadmill. It was agreed arrangement be made for removal of the broken treadmill. It was also agreed Council would reorganize the location of exercise equipment. The exercise balls need more air. The electrician is to contact Carol Marks to discuss improved lighting.

6. Social Function:

There will be a social function for all building residents on the third Sunday in January. Please mark your calendar for Sunday, January 21st, 2007 from 3:00 – 6:00 o'clock pm for a social wine & cheese gathering. To volunteer, please call Dana Finkelstein at 604-730-9299.

7. Friendly Reminder:

Council notes it is "the season" and respectfully asks that you keep noise levels down and be respectful of neighbors.

There being no further new business the meeting adjourned at 7:50 pm. The next Council meeting is scheduled for Monday, January 29th, 2007 at 6:30 pm.

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Nov 27/2006

A short Council meeting followed regarding two items.

Council members present:

Nicole Pinnell
Dana Finkelstein
Carol Marks
Mark Monsarrat
Tim Spackman

1. Purchase of Treadmill:

Council was advised of an offer received from Spartacus to purchase a treadmill identical to the one purchased earlier this year, however, at a substantially reduced cost. Council was of the opinion that a treadmill is required and replacement of the existing equipment is necessary to maintain the exercise room. Spartacus is moving their warehouse and would like to lower their inventory.

MOVED AND SECONDED to proceed with purchase of the treadmill at \$2,500.00 + taxes with payment to be made from the operating fund. **CARRIED UNANIMOUSLY**

2. Air-Walker:

Council was advised that an owner had a quality air-walker available for consideration of the exercise room. Following discussion it was agreed to decline the air-walker for the exercise room.

There being no further new business the meeting adjourned at 9:20 pm.

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, OCTOBER 30th, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Dana Finkelstein
Carol Marks
Mark Monsarrat
Joel Peterson
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held September 25th, 2006 as circulated.

CARRIED

2. Financial Statements:

MOVED AND SECONDED to adopt financial statements to September 30th, 2006 as circulated.

CARRIED

BUSINESS ARISING:

1. Insurance Coverage:

Christina Garson, representative of BFL Canada Insurance Services, was in attendance to present an overview of strata insurance coverage. It was noted the strata receives an annual appraisal update and this forms the basis for insurance renewal. The strata carries "guaranteed replacement costs", has an "all risks" blanket property coverage, and provides for pollution liability. The Guaranteed Replacement Cost coverage means the insurance is not limited to the policy's appraised replacement coverage but will cover the actual replacement cost as long as a valid appraisal is in place. Council received an extensive overview of coverage provided to the strata and was impressed with services received. Council noted the strata insurance is broad and competitive.

Discussion was held regarding betterments and improvements to in-suites. Owners are advised they are responsible for obtaining personal insurance for their suite adequate to cover not only their personal belongings but also any upgrades undertaken in their suite by themselves or previous owners.

Discussion was held regarding the possibility of grow-ops in the development. Council notes they will be doing due diligence and meters will be checked. There is no concern at this time, however, Council wishes to be preventative. It was noted the Welcoming Committee meets all new owners and welcomes them to the building. It was suggested that a followup be done with new owners several months later.

Discussion was held regarding insurance claim deductibles that may be charged back to the unit owner should responsibility be found to be insuite, or negligence. It was noted owners may wish to discuss insurance coverage on their personal policy with their own insurance agent for any deductibles that may be charged back. It was agreed that input be circulated regarding items owners should review for personal insurance coverage.

2. Painting Update:

Council was advised the exterior painting project is essentially complete short of followup on deficiencies noted by the consultant and input received from owners.

3. Special General Meeting - Security:

Council had received quotations regarding security improvements for the development. Council decided to work with Hudson Spear Security Services noting they currently monitor the building and provided a quote that will meet building needs. Discussion was held regarding three options for security monitoring. Following discussion it was agreed that three resolutions be put before owners.

1. To replace the existing system at an approximate cost of \$11,000.00.
2. To replace the existing system and expand whereby three additional cameras would be provided with one in the loading bay, courtyard and visitor parking, at an approximate cost of \$19,000.
3. That live remote monitoring be provided by Hudson Spear for an approximate cost of \$130.00 per month. This service could be added to either option 1 or option 2.

Council recommends both options #2 and #3. It was agreed the Special General Meeting be held on Monday, November 27th, 2006 at 7:30 pm.

NEW BUSINESS:

1. Lights in Exercise Room:

Following discussion it was agreed that lighting improvement be done in the exercise room under the direction of Carol Marks.

2. No Junk Mail Request:

Council suggests that if you do not wish to receive junk mail in your mailbox, you should post a notice in your mailbox, taped on the bottom at the far end where the mailman puts in the mail, advising "no junk mail". This has been quite effective when done by other residents. Council suggests this is an environmentally friendly idea if you do not wish to receive junk mail.

3. Resident Bulletin Board:

Council noted on a resident suggestion the resident's bulletin board has been relocated to the garbage room, as it was felt this was a common area between the two buildings used by residents.

4. Nominating Committee:

If you are interested in becoming involved with the Strata Council or would like to put forward a nomination, please contact Council Chair, Nicole Pinnell at 604-730-9519. Thank you.

There being no further new business the meeting adjourned at 8.20 pm.

The next Council meeting is scheduled for December 11th, at 6:30 pm.

The following meeting is scheduled for January 29th, 2007

Condex Property Management Ltd.

210-2695 Granville Street

Vancouver, BC V6H 3H4

Tel: 604-682-5611

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, SEPTEMBER 25th, 2006, IN THE SOCIAL ROOM, 2201 PINE STREET, VANCOUVER, BC

Council members present:

Nicole Pinnell, Chair
Carol Marks
Mark Monsarrat
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to approve the minutes as circulated for the Council meeting held August 31st, 2006 as circulated.

CARRIED

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to August 31st, 2006, as circulated.

CARRIED

BUSINESS ARISING:

1. Security Update:

Tim Spackman advised of quotation to be reviewed with Hudson Spear regarding

- Standard cameras being converted to DVR
- Upgrade tape system to high resolution
- Courtyard security cameras
- Monitoring by independent firm

Council discussed various security improvements under discussion and noted that a Special General Meeting will be held in November with options to be presented. Recommendations will be made by Council regarding security improvements.

The *Landscape Report* was presented by Carol Marks noting pyracantha has been planted between units #11 and #10. Discussion was held regarding poor drainage in the courtyard area. It was suggested sanding and capping of sprinkler heads would improve drainage.

2. Painting Update:

Council noted the exterior painting project is essentially complete and discussion was held regarding the project. Council requested the consultant advise in writing that all deficiencies noted have been addressed prior to payment, and that Council approval be received prior to release of final funds. Residents have been asked to inspect the area around their balcony unit area and advise of any deficiencies.

Discussion was held regarding window cleaning scheduled noting that any paint over-spray on windows is to be removed by window cleaners and charged back to painters. The cleaning of windows is to be

done on previous established policy where only inaccessible windows are cleaned. The window cleaners are to address the sills at the time of window cleaning.

3. Garage Cleaning – Power Wash:

Council requested the strata now proceed with having the three levels of the garage cleaned.

4. Bulletin Board:

Owners are advised a common bulletin board has been installed on the P1 level in Meridian Cove, outside the elevators, adjacent to the hobby room. Residents can post notices of items for sale, or interest to the residents in the building without prior council approval being obtained. Notices will be removed at the end of each month.

5. Traffic Circle:

Council was advised of discussion held with the City requesting they install a traffic circle at 7th & Pine, as 7th Avenue is a designated bicycle route and Pine is being used more as a commuter thoroughfare. Input from the City advises they are recording traffic along Pine Street and will also record traffic along 7th Avenue. This will take approximately a month and they will give feedback to Council at that time. The Property Manager has spoken with some of the surrounding mechanics in the area to request that vehicles not be driven aggressively in the area to assist with traffic calming.

NEW BUSINESS:

1. Correspondence:

- a) Council had received correspondence expressing concern regarding an owner's vehicle having been towed from the visitor parking area. Council acknowledged the letter, however, also noted that repeated notice was given to residents to not park in the visitor parking area. Any vehicle that is parked in the visitor parking area must leave a note identifying the unit they are visiting. Council has authorized Drake Towing to do random inspection of the visitor parking area and tow any vehicle that does not identify the unit they are visiting. Council noted that a number of vehicles have been towed for non-compliance. Council discussed that the policy was implemented in response to unauthorized vehicles using the parking area and a lack of response to other enforcement measures attempted in the past.
- b) Council noted concern at the time of move in by new owners where problems occurred with the "movers" not complying with strata moving policy. Council acknowledged a letter received from the owners and appreciated their input.
- c) Council received a letter suggesting that a play area for the common courtyard be considered and expressed disappointment that the playroom in the building has been removed. Council appreciated the input, however, noted they are awaiting followup information from an owner who volunteered to provide information to Council at the Special General Meeting regarding this matter.
- d) Council had received suggestion that the gym equipment have raised buttons to assist residents. It was agreed George Phipps would see if options were available and discuss this with the owner.
- e) Enquiry was received regarding building insurance. Council noted an independent appraisal is received annually and, based on the appraised value, building insurance is renewed. Discussion was held regarding insurance coverage for the building. It was agreed that an insurance representative be invited to attend the next Council meeting.

Alarms Being Set Off:

If the alarm is accidentally activated by yourself, **please use your clicker and re-click.** The alarm will then be silenced.

There being no further new business the meeting adjourned at 8:10 pm. The next Council meeting is scheduled for Monday, October 16th, 2006 at 6:30 pm.

Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 4H4
Tel: 604-682-5611

SECURITY SUGGESTIONS

- Do not allow anyone to accompany you into the building. At the front door, request they use their key or call the resident they are visiting.
- Do not allow deliveries and/or fast food order drivers access to the building, meet them personally at the front door.
- Do not provide access to the building via the enterphone to anyone who is not personally known to you.
- Do not keep valuables visible in your vehicle, or in the trunk. Do not ever leave your clicker in the car.
- In the late evening, any suspicious individuals in the underground or building are to be reported directly to the Police.
- If you are away, please be sure arrangement is made for your mailboxes to be emptied on an almost daily basis
- When entering or exiting the garage, be sure to wait for the garage door to come to a complete close before continuing

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, AUGUST 21st, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Carol Marks
Mark Monsarrat

Joel Peterson
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held July 17th, 2006 as circulated. **CARRIED**

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to July 31st, 2006 as circulated. **CARRIED**

BUSINESS ARISING:

1. Committee Reports:

Landscape Report: Carol Marks noted the arborists have been on site to start pruning some trees. They will be back to address further pruning. Discussion was held regarding security between two townhouses in the Santa Fe building. Council requested quotation to install pyracantha along the divider between these two units. Council will follow up on correspondence received with suggestion for further pruning of trees.

Security Report: Tim Spackman advised quotations have now been received and are being reviewed. A quote from the current security company was supported by the security committee and council. A higher quality camera image is a priority. Discussion was held regarding security. Council decided a Special General Meeting would be held in the fall, with recommendations to be put before owners.

Elevator Décor - Upgrades: Council decided this matter would be presented to owners at the Annual General Meeting.

2. Exterior Painting Update:

Painting is progressing, with regular inspection being undertaken by Spratt Emanuel Engineering. There have been some problems in a few areas with paint adhesion, where small blisters or bubbles formed in the coating as the new paint coat was applied. Council has received input from the painters, the inspector, and from product representative. Enclosed is input received from ICI. Alternate paint type had been considered, however, the decision has been made, following input received from the ICI paint consultant and engineer, to stay with the same coating. Should you have any blisters on or about your unit, Council advises a request for input regarding deficiencies at your unit will be circulated upon completion of the works in order to follow up on these areas. Please do not touch or pop any blisters if you find them as proper repair work will occur during the follow up.

The painters have been advised to replace vent covers removed, with some new ones being needed. Windows will be cleaned as soon as possible, upon completion of the painting project.

3. Visitor Parking – Random Towing:

Please be reminded that the visitor parking area is now randomly patrolled by Drake Towing, who have been authorized to tow any vehicle that does not have a notice on their dash advising of the unit they are visiting. Please remind your guests as soon as they arrive, or take a note showing your suite number with you when you go to allow your guests entry to the visitor parking area.

NEW BUSINESS:

1. Notice Board Request:

Council agreed that a larger notice board be provided in the P1 level of Meridian Cove where residents can place miscellaneous notices. Council will not be monitoring the notices placed thereon, however, asks that all notices be dated and advises that the notice board will be cleared at the end of each month. The notice board above the mailboxes will be used for strata messages only.

2. Traffic Circle:

Council noted follow up for request of a traffic circle at 7th & Pine. Council noted vehicles from the car repair shop are often taken out for a test drive, with the mechanics going at excessive speeds in this area. Council requested a letter be sent.

3. Stand-Up Fan:

It was agreed another stand-up fan be purchased for the exercise room.

4. Parking Spaces in Garage:

Residents are reminded to contact your caretaker, Judy at 604-220-0852, to obtain a new M/C parking tag. All vehicles parked in the underground garage are to display a M/C parking tag.

Residents are reminded you cannot rent your assigned parking space to anyone who does not reside in the building. Rental of parking spaces amongst residents who reside in the strata is permitted.

5. Renovation Form:

Residents are reminded "Renovation" or "Move-In / Out" forms must be obtained from the caretaker prior to either being done. It was agreed the Renovation Form have added thereon that *"when renovation is underway, no resident is to disconnect any strata utilities, systems, or fire indicators without prior approval from the Strata Council"*.

6. Fire Alarms:

In light of the number of fires in the news, Council wishes to advise all residents that no alarm tests are scheduled and to please take any alarms seriously. The fire plan is posted on each floor by the elevator, and all residents are asked to familiarize themselves with it.

7. No Pets Allowed:

Residents are respectfully reminded to adhere to adopted Strata Corporation Bylaws which do not permit pets. It was noted a "No Pets Allowed" sign is posted on the front doors.

There being no further new business the meeting adjourned at 8:00 pm. The next Council meeting is scheduled for Monday, September 25th, 2006 at 6:30 pm.

Condex Property Management Ltd.

210-2695 Granville Street

Vancouver, BC V6H 3H4

Tel: 604-682-5611

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, JULY 17th, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Dana Finkelstein
Carol Marks
Mark Monsarrat
Joel Peterson
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held June 19th, 2006 as circulated.

CARRIED

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to June 30th, 2006 as circulated.

CARRIED

BUSINESS ARISING:

1. Committee Reports:

Council received the *Security Committee Report* noting a walk through the property has been done with Hudson Spear Security. Council is considering extra security cameras in the carwash and courtyard areas. Discussion was held regarding comparative quotes for security camera upgrades noting that the building will need to convert to a digital system.

Discussion was held noting that it appeared some residents remained in their suites during the fire alarm on July 2, 2006. A fire plan for the building is posted next to all elevators. It was also agreed a fire plan be circulated to residents as attached. All testing of alarms will be announced to residents in advance, therefore, if an alarm is heard and no notice of testing has been provided then all residents must be responsible for their own safety and evacuate the building. The prompt and orderly response of residents who did evacuate was appreciated.

Elevator Interiors: George Phipps noted previous discussion regarding refurbishing of the elevators. It was agreed quotations be obtained based on suggestion received for presentation to owners at the general meeting. Discussion was held regarding repainting of the "pink" areas inside the elevators at this time. Various opinions were expressed with suggestion that the elevators be dealt with in entirety at the time of refurbishing.

MOVED AND SECONDED to paint the pink inside the elevator at this time. **NOT CARRIED, 3 in favor**

The *Landscape Report* was presented by Carol Marks noting direction given to BC Plant to attend to numerous trees with deep root fertilizer and pruning as quoted. Discussion followed regarding removal of one section of a birch tree at the southwest area of the courtyard. It was agreed these works proceed

The *Landscape Report* was presented by Carol Marks noting direction given to BC Plant to attend to numerous trees with deep root fertilizer and pruning as quoted. Discussion followed regarding removal of one section of a birch tree at the southwest area of the courtyard. It was agreed these works proceed together with trimming of trees on the north side of the building. Council noted a problem with aphids on the trees along 7th Avenue. These trees belong to the City and require their attention.

2. Painting Update - Vents:

Discussion was held regarding works underway by Brammy Bros. to repaint the building. It was noted the project was slow to get started, awaiting a decision for selection of vent type. Council had met with the engineer who had recommended not using the vent proposed and had provided an alternate design. When Council reviewed the cost and time involved to have vents custom made, concern was expressed regarding the impact on the delay for the painting project. Council has made the decision not to proceed with vent replacement as the advantage was lost due to unexpected delays and increased costs together with painters having to go back to reinstall vents, and the impact on slowing the painting project. Council noted some vents had previously been removed in anticipation of replacement and this is to be addressed. Input received from residents regarding the painting process has been relayed to the painters and the painting inspectors at Spratt Emanuel Engineering.

NEW BUSINESS:

1. Carpet Cleaning:

It was agreed that as policy carpets be cleaned twice annually.

2. Correspondence:

- a) Council reviewed an extensive letter received regarding several matters. With respect to the courtyard, suggestion was that specific purchase was made at this development due to the "quiet zone" of the courtyard area. Council had also received input regarding cleaning services provided by your caretaker suggesting several areas in need of attention. Council noted this has been discussed with the caretaker.
- b) Residents are respectfully reminded to be considerate of neighbors when washing outdoor decks and to ensure that neighbors below are informed and aware of cleaning proposed above.

3. Review of "Rules":

Council had previously received the move in and move out policy agreement, the renovation agreement form and the rental agreement for the social room. Council discussed the forms noting that all renovations in the Santa Fe require that trades bring supplies through the elevator, with access from the P1 level. Council noted use of the social room is to include that no music is permitted which causes a noise disturbance. Council suggested that a notice be posted on the bulletin board reminding residents to be considerate of neighbors, particularly in the summer months with open windows, as noise carries substantially.

Discussion was held regarding moving into and out of the building and how to protect the elevator tiles and lobby flooring. It was suggested that a plywood plank be used in the elevator or carpeting to protect the flooring.

Residents are respectfully reminded that you are responsible for the actions of your contractors and encouraged to ensure trades you hire are properly licensed, have WCB coverage, and required permits for renovations are obtained. With any move into or out of the building, Council reminds residents that monitoring of lobby doors is an owner responsibility.

4. Building Library:

Discussion was held regarding input received from owners and previous suggestion that a library be considered for the building. Council agreed this matter be further discussed with input to be received from owners at the Annual General Meeting regarding location.

There being no further new business the meeting adjourned at 8:30 pm. The next Council meeting is scheduled for Monday, August 21st, 2006 at 6:30 pm.

Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 3H4
Tel: 604-682-5611

Meridian Cove/ Santa Fe Residents Fire Instructions

Owners/residents are asked to familiarize themselves with the locations of the nearest Fire extinguishers, alarm switches and fire exit's (stairwell) to their individual suite. Also note that there is a copy of the fire plan at the entrance to each elevator on each floor.

If a fire occurs and the building has to be evacuated please **DO NOT** use the elevators.

1. If you discover a fire, immediately sound the alarm by pulling the nearest red alarm switch.

2. Dial **911**

- State your name
- Give address & nearest intersection.
- Give information about the fire, which floor, how fast the fire is spreading, location of any disabled persons, and location of any trapped persons.

3. If you cannot control the fire:

- Close the door of the room involved.
- Leave the building using the nearest fire exit stairwell.

4. If possible please assist the disabled and elderly out of the building.

5. **DO NOT USE THE ELEVATOR**

6. Go directly to the stairwell (look for door with red EXIT light above it)

If you see or smell smoke in the nearest stairwell, close the door, and proceed to the one at the other end of the hall. There are two exits per floor. You should be familiar with these.

7. Walk.....Do not run, close all doors behind you & proceed along hallways to the marked exits and exit via the stairs in a quiet orderly manner. Once outside the building, move away from the doorway to allow others to emerge from the exit.

8. **DO NOT** go back into the building for any reason until you have been advised to do so by the Fire Department.

9. Meet the fire Department at the entrance to give updated information and assist as a responsible person.

Please note: Owners /residents will be advised of any fire alarm tests ahead of time. If the fire alarm goes off at any other time please treat this as a real fire and leave the building.



MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, JUNE 19th, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Dana Finkelstein
Carol Marks
Mark Monsarrat
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held May 15th, 2006 as circulated. **CARRIED**

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to May 31st, 2006 as circulated. **CARRIED**

3. Audit:

Council had received the audit for the prior fiscal period and adopted same. If you wish a copy of the audit, please call the Manager.

BUSINESS ARISING:

1. Committee Reports:

Security: Council noted the Security Committee is actively meeting to consider various suggestions. Courtyard security is under review and recommendations will be forthcoming. Council had received a letter expressing concern regarding security and noted the following actions have been taken:

- The enterphone was replaced and updated
- IRTs were all verified and recorded to ensure only those in use are active
- Security survey has been done for the building and input received from owners
- Security Committee was established
- Quotes have been received to replace cameras in common areas and improve to digital recording and are being reviewed
- Gates have been installed at the garage entry
- Towing of unauthorized vehicles parked in visitor parking will be randomly patrolled by Drake Towing
- Welcoming Committee meets with all new owners to personally introduce them to the building

Council encouraged the owner who expressed security concerns to join the Security Committee and attend a Council meeting. Council noted the architectural design of the building is such that there is a limited amount the strata can do for ground floor suites. The owner is encouraged to notify the Police when a break-in occurs. All owners are encouraged to follow the course of notifying the Police as the appropriate resource if there is a break in or break in attempt at their suite.

Landscape Report: Council received the landscape report from Carol Marks. It was agreed to re-discuss a previous quotation received from BC Plant regarding all the trees on the property. It was further agreed that the trees along the Santa Fe sidewalk be discussed with the arborist.

Elevator Décor: Discussion was held regarding various suggestions for improvements to the interior of the elevators. Council reviewed input presented by George Phipps. It was agreed George would forward information on another elevator in order that cost estimates be obtained.

2. Exterior Painting Update:

Council had met with the painting inspector from Spratt Emanuel Engineering to discuss an exterior painting inspection schedule and vent replacement. An alternate design has been received from the engineer for the vents and forwarded to trades for cost estimates. Should you experience any concern with painting works about your balcony area, please advise the Manager.

3. Visitor Parking – Towing Policy:

Council advises that residents must always park in their assigned parking space in the underground garage. The visitor parking area is strictly available for visitor parking.

MOVED AND SECONDED that all vehicles parked in the visitor parking area must identify, by a notice placed on their dash, the unit they are visiting or they will risk being towed. Council authorized random patrols to be done of the visitor parking area by Drake Towing Company. Any vehicle that does not identify the unit they are visiting on the dash is subject to towing without notice by the towing company.
CARRIED, Unanimously

NEW BUSINESS:

1. Common Area Rooms - Storage:

Council was advised that miscellaneous items that had accumulated in common area storage rooms have been disposed of. Council noted there are still several items being stored and requested these owners be advised to remove items.

2. No Pets - Reminder:

Residents are reminded Strata Corporation bylaws do not permit any pets and Council will be enforcing this bylaw. It has been reported there is a black cat about. Anyone aware of where it resides is asked to advise.

3. Traffic Circle – 7th & Pine:

Discussion was held regarding increased commercial vehicles using Pine Street as an alternate arterial route. Council noted bike route designation in the area and requested that a traffic circle be provided by the City to assist with traffic calming.

4. Hardwood Floors – Rule Adopted:

Discussion was held regarding renovations being undertaken, particularly as units are sold.

MOVED AND SECONDED that a Rule be adopted whereby hardwood floors are permitted provided that it is laid over an under-cushion that meets or exceeds the impact level recommended by Canada Mortgage & Housing Corporation for hardwood floors. Any noise disturbance resulting from hardwood floor installation will be owner responsibility to address with carpet runners being required. If noise concerns continue owners may be required to remove a hardwood floor upon direction from the Strata Council.

CARRIED, Unanimously

5. Renovations – Rule Adopted:

Discussion followed regarding numerous renovations underway, particularly in the Santa Fe building. Residents are reminded it is owner responsibility to monitor the trades they hire, comply with the terms of the Renovation Form, and ensure that a daily cleanup is done. Failure to properly address cleaning or damage to common areas caused by trades that need to be addressed by the strata will be charged back to unit owners.

MOVED AND SECONDED that for any renovation in the Santa Fe building, that trades are not permitted to access through the lobby but must use the elevator access at the garage level. The caretaker is to be advised with proper advance notice to ensure elevator pads are in the elevator and the Renovation Form is signed.

CARRIED, Unanimously

6. Noise from Pool Area:

Residents are reminded that noise travels, particularly in the summer months with open windows. In particular, residents are reminded that noise travels from the pool area, through the vented glass. Parents are respectfully requested to monitor noise levels of children playing. Council noted the courtyard to be like an echo chamber to units facing this area.

7. Noise Disturbances – Social Gatherings:

Discussion was held regarding several excessive noise disturbances having recently occurred. Council advises all residents are asked to be considerate of their neighbours and control the noise levels in their suites. Fines will be levied for any excessive noise disturbances resulting from social gatherings. Your cooperation is appreciated.

8. Power Washing – Underground Garage:

Following discussion Council requested the power washing of the underground garage not be attended pending completion of exterior power washing and painting.

9. Correspondence:

- a) Gate Extension – TH #5: Request was received for permission to install a higher gate, with pointed upright bars built in. Following discussion Council did not approve the request as building exterior aesthetics would be changed. Council felt uniformity should be maintained.
- b) Dog Defecation – TH – 7th Avenue: Council noted dog defecation near the private premises of a suite and had sent a letter to a unit suggesting they may have a pet residing. The owner has responded clarifying there is no dog insuite and their guests have not brought a pet.
- c) Glass Partitions on Large Patios: Council acknowledged request to have the glass partitions painted and glass blocks replaced where cracked. Council has contracted for repainting of the glass partition framing to be attended with exterior painting. Council did not approve replacement of the cracked glass blocks.
- d) Noise Disturbance: Council reviewed correspondence received expressing concern regarding noise disturbance. Fines will be levied for any noise disturbance occurring.

There being no further new business the meeting adjourned at 8:00 pm.

Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 3H4
Tel: 604-682-5611



Condominium Property Managers

IMPORTANT NOTICE

Visitor Parking – Towing Policy

Effective July 17, 2006

Council advises that residents must always park in their assigned parking space(s) in the underground garage. The visitor parking area is strictly available for visitor parking.

MOVED AND SECONDED that all vehicles parked in the visitor parking area must identify, by a notice placed on their dash, the unit they are visiting or they will risk being towed. Council authorized random patrols to be done of the visitor parking area by Drake Towing Company. Any vehicle that does not identify the unit they are visiting on the dash is subject to towing without notice by the towing company.
CARRIED, Unanimously

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, MAY 15th, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Dana Finkelstein
Carol Marks
Mark Monsarrat
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held April 10th, 2006 as circulated. **CARRIED**

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to April 30th 2006 as circulated. **CARRIED**

BUSINESS ARISING:

1. Committee Reports:

Council noted the new treadmill has arrived and rules have been posted for use of exercise equipment. Extensive discussion was held regarding input from the Security Committee and security survey results as attached to these minutes. Concern was noted regarding the number of times the alarms are activated, particularly at the garage gate and front door. Residents are reminded that each person has to use their clicker prior to following another vehicle through the gate. Action plan options were discussed and these matters are being followed up by the Security Committee. Residents are reminded that they must have M/C tags posted in their car for all vehicles that are parked in the underground garage. If you do not have a tag, please call you caretaker at 604-220-0852 to arrange.

2. Exterior Painting:

Council received an update on the proposed painting of the building exterior noting a Special General Meeting has been scheduled for May 31st, 2006 to obtain owner approval to proceed with vent cover replacement in conjunction with painting. A sample vent cover is awaited. Council wishes to clarify that painting of railings are not part of the contract and the color was a part of a "color chart" to indicate it as a building color in conjunction with proposed paint selections. Council suggested that waxing of the railings could be considered for next year.

3. Commercial Clickers:

Council was advised the clickers issued to the commercial unit are restricted to the garage entrance.

4. Visitor Parking:

Discussion was held regarding residents parking in the visitor parking area. Please always park in your assigned space in the garage. Residents are reminded that all vehicles parked in the visitor parking area must identify, by a notice placed on their dash, the unit they are visiting or you may be towed.

COUNCIL IS CONSIDERING HIRING A TOWING COMPANY, WHO WOULD BE AUTHORIZED TO RANDOMLY PATROL THE VISITOR PARKING AREA AND TOW ANY VEHICLES THAT DO NOT IDENTIFY THE UNIT THEY ARE VISITING ON THE DASH.

NEW BUSINESS:

1. Sauna Grouting:

Council was advised of minor grouting works underway in the sauna room as general maintenance.

2. Social Room Request:

Council considered request from an individual owner in the building across the street to use the Social Room. Council noted the Social Room is only available for residents in Meridian Cove / Santa Fe.

3. Caretaker:

Council noted the particulars of the contract terms for the caretaker noting payment made and the need to also pay GST. This had not been added to invoices being received. Council discussed the excellent services being provided to your building by Judy Casipe noting initiatives taken in extra attention to details. Council noted the brass railings in the pool area are now being shined and maintained by Judy. Following discussion Council agreed a \$500.00 bonus be paid in appreciation of services provided.

4. Special General Meeting:

Residents are reminded of the Special General Meeting scheduled for May 31st, 2006. Should you be unable to attend, Council requests your proxy be left in the Council mailbox by the caretaker's office in order that a quorum be available for the general meeting.

There being no further new business the meeting adjourned at 8:10 pm. The next Council meeting is scheduled for June 19th, 2006 at 6:30 pm.

Condex Property Management Ltd.

210-2695 Granville Street

Vancouver, BC V6H 3H4

Tel: 604-682-5611

Meridian Cove & Sante Fe Safety and Security Questionnaire Results										
57 total respondents (as of morning of 4th May, 2006)										
Safety	Very Safe	%VS	Reasonably	%R	Not Safe at All	%NSaA	No Answer	%NA		
1. In Your Suite	41	72%	11	19%	5	9%	0	0%		
2. In the building	34	60%	22	39%	1	2%	0	0%		
3. In the parkade	18	32%	36	63%	2	4%	1	2%		
4. In the courtyard	25	44%	24	42%	5	9%	3	5%		
5. On the street	19	33%	32	56%	5	9%	1	2%		
Awareness	Yes	%	No	%	No Answer	%				
6. Knowledable	20	35%	37	65%	1	2%				
7. Want info	46	81%	8	14%	2	4%				
Community	Yes		No		No Answer					
8. Know neighbours	43	75%	14	25%	0	0%				
9. neighbours need assistance	23	40%	33	58%	1	2%				
10. Needs assistance	5	9%	52	91%	0	0%				
11. Neighbours assisted	1	2%	54	95%	2	4%				
12. Interested in meeting	43	75%	13	23%	1	2%				
Initiatives	#	% of Total Responses								
A Physical Safety	16	11%								
B Crime Awareness / Reporting	42	29%								
C Cohesiveness / Community	25	17%								
D Safety / Property Protection	35	24%								
E Reduce Crime	29	20%								
Comments	19 (see Security Comments file)									

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, APRIL 10th, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Carol Marks
Mark Monsarrat
Joel Peterson
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held March 13th, 2006 as circulated. **CARRIED**

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to February 28th 2006 as circulated. **CARRIED**

Council noted the audit is underway and being undertaken by Ratcliffe & Co. They will match the previous cost for the annual audit.

BUSINESS ARISING:

1. Committee Reports:

Council was advised the treadmill has been ordered and will be delivered shortly.

The Security Committee is awaiting input from Hudson Spear regarding the number of times door alarms are activated. Committee will send a survey to residents to receive their input on building security. Quotations will be requested for security cameras, upgrading of the existing security system, and costs to add more cameras. The Blockwatch principles will be used in your building. George Phipps has agreed to join the Committee. Council seeks one more person who is interested in building security. Please call Joel Peterson at 604-737-2919, to discuss.

2. Exterior Painting:

Recommendation was received from Council to work with Brammy Bros. for exterior painting. Discussion was held regarding color options noting input received from a color consultant at a minimal fee. Council selected the proposed color for the building and advised this be posted in the main lobby for written feedback from owners.

MOVED AND SECONDED that Brammy Bros. be retained to paint the building exterior.

CARRIED, Unanimously

Discussion followed regarding inspection of the painting project and it was agreed that discussion be held with the Painter's Association and consultants in the industry to determine the costs for contract preparation and inspection.

Input from Council suggested that the painting contractors be retained to provide input on caulking while doing their work. It was agreed this be discussed with contractors.

Discussion followed regarding power washing of the decks. The painters have advised they are available to power wash decks as an owner cost. Their quotation is reasonable and owners may wish to pursue this option. Prior to painting, the building will be washed and the decks will be restored to present. If you wish power washing to be done through painting contractors, please complete the tear-off at the back of the minutes.

Discussion followed regarding replacement of the vent covers. It was agreed this would also be discussed with painters for cost, as this project would be ideally done in conjunction with the painting project.

It was agreed windows not be cleaned pending completion of the painting project.

3. Exercise Room - Rules:

Council discussed proposed rules for the exercise room as attached to and forming a part of the minutes. It was agreed a framed copy be posted in the exercise room. Should anyone wish help with the exercise equipment and use thereof, Council member, George Phipps is available to help at phone 604-681-2004.

4. Play Room – Survey Results:

Council had received 15 responses from owners regarding a suggested library for the 1st floor room adjacent to the social room. Discussion followed regarding the card room on the 2nd floor which would also be a viable location for a library. It was agreed this matter would be given further thought. Council directed a file cabinet be purchased for strata records.

5. Welcome Committee:

Your strata now has two owners available to welcome new residents to the building and provide an introduction to building policy. It was agreed a copy of suggestions be sent to all Council for input. Should someone be available who speaks another language, to welcome new residents, you are requested to call Council member, Carol Marks at 604-261-6190.

NEW BUSINESS:

1. Air Conditioners:

Council discussed options for the building to address summer heat. Following review of various alternatives, it was agreed that free-standing in-suite air conditioners be permitted that do not change the building exterior and do not cause a noise disturbance.

Council approval is required prior to installation of any in-suite air conditioning unit. Any air conditioning unit that collects condensation in a tray is to have an automatic shutoff so that it does not overflow.

2. Security Request – TH 9:

Council discussed and approved the request received for security bars, however, did not approve the garden divider. Removal of the trellis and tree was also approved.

3. Correspondence:

- a) Council had received input regarding alterations to suite #1101. Council appreciated input noting a building permit would be required and that this matter was approved by a ¾ vote resolution of owners. Council advised the metal rebar supporting the brick cladding is rusting and this is scheduled for painting which will be done for the building exterior this spring.
- b) Council noted approval had been given for changes to the patio area of TH 5 regarding the flowerbed. Council also noted a leak reported in suite 316 for followup. Council approved issuing additional garage-only clickers to the commercial unit. Council also noted Angela Bourhill has kindly donated her barbeque to the strata.

There being no further new business the meeting adjourned at 8:30 pm.

Condex Property Management Ltd.
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Tel: 604-682-5611

Power Washing of Decks – VAS 2808

John Bramwell, of Brammy Bros. Painting, will contact you to advise of cost and dates.

I/We are interested in having our patio deck area be power washed, at our expense, prior to building repainting.

Name: _____ **Suite:** _____

Phone: _____ **h** _____ **b** _____ **c** _____

Please forward to the caretaker's office prior to May 12th, 2006. Thank you.

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, MARCH 13th, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Nicole Pinnell, Chair
Dana Finkelstein
Carol Marks
Mark Monsarrat
George Phipps
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:30 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held January 11th, 2006 as circulated. **CARRIED**

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to January 31st, 2006 as circulated. **CARRIED**

3. Audit:

The previous auditors, Ellis Foster, have amalgamated with a larger firm resulting in the annual audit fee being too high. Council directed cost input be received from Buckley Dodds, that quotations be obtained, and that an audit be undertaken.

BUSINESS ARISING:

1. Committee Reports:

a) Security: Tim Spackman advised the Committee for security of the building has met and has set three objectives.

1. Review of existing hardware for the strata inclusive of cameras and cost to upgrade. Tim will review strata equipment. Last year IRTs were re-identified, gate improvements undertaken, and new enterphone installed.
2. Education of residents will be handled by Jennifer Arntorp. A Blockwatch is to be reviewed and made available if the interest is there.
3. The perimeter review will be done by Joel Peterson.

Council contact persons for Hudson Spear Security will be Joel Peterson, Tim Spackman and Mark Monsarrat. If an alarm is activated after hours, these Council members will review the incident prior to a security firm being dispatched to investigate.

Residents are reminded that if a door is held open, the alarm will sound.

A sign will also be placed on the loading bay door advising an alarm will sound if the door is held open. If you are moving items in or out of the loading bay door, Hudson Spear Security needs to be notified, to deactivate the alarm for the specified period of time for the move.

Do not have anything delivered through the front door. All deliveries are through the side loading bay doors by the garage entrance, and elevator pads are to be requested from the caretaker prior to delivery of any items.

2. Treadmill:

Discussion followed regarding four further quotations received for treadmill replacement. It was agreed to proceed with the "Landis L7 Pro Sport" from Spartacus at a cost of \$4,044.72 noting a five-year parts and one-year labor warranty. This includes installation. It was agreed a review be requested of existing equipment.

Residents are reminded you must wipe down equipment with the spray bottle and cloth after use. There is a 30-minute time limit for use of the treadmill should another resident be waiting. If you are the last to leave, please shut off the lights.

It was agreed George Phipps would review suitable exercise room rules for discussion at the next meeting. The rules are thereafter to be posted in the exercise room.

3. Exterior Painting Quotes:

Council reviewed three quotations received for exterior painting noting a site meeting had been held with two trades and Council member, Mark Monsarrat. It was agreed a further meeting be held with one of the trades to clarify quotation received. It was also agreed that color selection recommendations be presented to Council at the next meeting with input from Council members, Mark, Carol and Dana.

4. Courtyard Planter - Update:

Council was advised of costs for planter repairs and planting in the courtyard area. Costs to date are \$18,277.85. This reflects repairs plus soil and plants for two planter areas.

NEW BUSINESS:

1. Welcoming Committee:

An introductory package is sent to all new owners. Two owners had volunteered at the general meeting to welcome new residents and do a walkabout to familiarize new owners with the building. It was agreed a copy of the intro letter be sent to Carol Marks, who would then forward the information to Welcoming Committee members Chris Pinnell of suite 704, and Gerry Halpern of suite 503.

2. Library Suggestion:

Discussion was held regarding the suggestion put forward at the general meeting that the room previously used for children's play area be converted to a library where residents could share books, magazines and videos. Suggestion was made that a glass window or entrance off the hallway be provided for clear visibility into the room. It was agreed that a tear-off be circulated with the minutes requesting owner input for suggestions on how to best use this room. It is on the 1st floor hallway en-route to the pool, just before the social room.

3. Sign in West Walkway Courtyard – Gate Entry:

It was agreed the sign at the gate entry off the lane be replaced.

4. **Correspondence:**

- a) Council had received input suggesting that signs be posted in the exercise room instructing on use of equipment in both English and Mandarin. Council noted signage will be reviewed and discussed at the next meeting.
- b) Bars on Windows: Townhouse #11 requested permission to install bars on the windows identical to that installed in townhouse #15. Request was also made for one window to have bars on the outside due to the particulars of the window. Following discussion Council approved the request on the understanding the bars be a plain white and match those previously approved for townhouse #15.

Council notes any owner wishing to have bars installed in their unit must make request prior to installation.

- c) Request was received from townhouse #5 for landscape changes within their patio area. Council is to review.

5. **Hot Water – Slow to Receive:**

Council noted several units have advised they are not receiving hot water. Input from the plumber is attached.

6. **Bike Room Access – Codes:**

The strata has two bicycle rooms for storage of all bikes. Should you be a new owner or require code access, please contact your caretaker Judy at 604-220-0852.

There being no further new business the meeting adjourned at 8:30 pm. The next Council meeting is scheduled for Monday, April 10th, 2006 at 6:30 pm. The following Council meeting will be for Monday, May 15th, 2006 at 6:30 pm.

Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 3H4
Tel: 604-682-5611

Play Room Usage – Survey Suggestions

I/We, the owners of suite # _____ suggest the Play Room should be used as:

Library: Yes: _____ No: _____

Be converted to: _____

**Please forward your suggestions to the caretaker's
office prior to Friday, April 7th, 2006. Thank you.**

Domestic Hot Water Supply To Bath Tubs & Showers

Some Suites are experiencing a lack of hot water to the showers and bathtubs.

This **may not** be a building supply problem.

Some of the Kohler shower and bathtub faucets are losing temperature due to calibration or fatigue problems on the mixing cartridge inside the faucet its self.

A simple test to determine whether the lack of hot water stems from the building supply or the mixing cartridge is as follows:

- Turn on the **hot** tap to the vanity basin and turn the mixer to **hot** on the bath or shower in the same room.
- Run the hot water from both faucets simultaneously for one or two minutes and test the temperature at both faucets. The water temperature at both faucets should be the same. If the temperature at both faucets is tepid advise the management.
- If the water from the bath faucet is cooler than the water from the vanity faucet, the mixing valve inside the faucet has to be serviced or replaced. This is an owner responsibility and an owner cost.

Cost for cartridge is \$148.00 plus labour & taxes.

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD WEDNESDAY, JANUARY 11th, 2006 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Mark Monsarrat, Chair
Angela Bourhill
Massoud Sarrafi
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:00 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held December 12th, 2005 as circulated.

CARRIED

BUSINESS ARISING:

1. Window Screen – Options:

Council noted they await input from an owner, who had volunteered to send information to Council.

2. Treadmill – Purchase:

Angela Bourhill advised she would purchase the new treadmill as soon as possible. It was agreed the existing two treadmills would remain available for resident use.

Council requests resident cooperation to ensure the exercise equipment is wiped down after each use. Also, please shut off the light in the steam room when leaving.

3. Wine & Cheese:

Council is seeking volunteers to help organize a wine & cheese gathering proposed for January 29th. Please call Nicole Pinnell at 604-730-9519 to volunteer, in order that this event can proceed.

4. Renovation Request – Suite 1101:

Council went to the unit and reviewed the proposed extension, where a small section of glass windows in the living room would be extended into the patio area. The living area would be slightly increased. Council noted the window mullion and design would match the building and the alteration would not be noticeable from the building exterior. Engineer input has been received confirming that the roof membrane would be addressed professionally and not affect the integrity of the patio roof. Council requested there be a revised plan specific to this unit. Council recommended approval, in principle, noting no substantial change to the building, however, requested legal input. It is noted that the Strata Property Act requires approval by resolution passed by a $\frac{3}{4}$ vote at a general meeting. This request will be presented to owners.

NEW BUSINESS:

1. Carpet Cleaning:

Discussion was held regarding maintenance of hallway carpets. It was agreed they be cleaned throughout once a year, and that all entrances and high traffic areas outside elevators be done twice a year.

2. Enterphone Access at Garage Entrance:

Request had been received for Council to consider an enterphone to be installed at the visitor parking garage entrance. This would allow residents to provide access to their guests into the visitor parking area by enterphone. Council has taken the request under consideration and referred this to the Security Committee.

3. Water Leak from Courtyard Planter:

The commercial unit has experienced a leak from a courtyard planter which necessitates removal of the dirt and replacement of the roofing membrane. Council had met on site and approved works to proceed.

4. Garage Air Duct:

Council noted the warm and cold air intake for the pool originates in the courtyard area, with a tree being in an adjacent planter. Water is leaking in the underground garage above a vehicle, suspected to be from the planter or air duct. Council has met on site with trades and agreed that the tree be removed, the planter emptied, and roof membrane replaced. It may be necessary to remove some interlocking bricks in the courtyard area together with injection of cracks from the underground garage. These works will be assessed after the planter is emptied.

5. Council Nominations:

Council is seeking volunteers for the Strata Council and requests you contact Tim Spackman if you are interested or would like to put forward a nomination. Tim can be called at 778-998-4893.

There being no further new business the meeting adjourned at 8.00 pm.

Condex Property Management Ltd.

210-2695 Granville Street

Vancouver, BC V6H 3H4

Tel: 604-682-5611

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, DECEMBER 12th, 2005 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Mark Monsarrat, Chair
Angela Bourhill
Dana Finkelstein
Carol Marks
Nicole Pinnell
Massoud Sarrafi
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:00 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held November 7th, 2005 as circulated.

CARRIED

2. Financial Statements:

Following review it was **MOVED AND SECONDED** to adopt financial statements to November 30th, 2005 as circulated.

CARRIED

3. Owner Attendance – Suite 210:

Council noted the water pipes are not insulated and can occasionally condensate. This may show a water stain on the ceiling. The stain on the second floor outside the elevator will be addressed. The trees on 6th Avenue abutting this unit will be pruned. Council will review window screen options for west-facing units.

BUSINESS ARISING:

1. Committee Reports:

Establish Security Committee: Council seeks owners who are interested in overall security for the building and grounds. You would participate on this committee to make recommendations for a long-term perspective. Please call council member, Tim Spackman at 778-998-4893, to discuss.

Pool Brass Railings: Council discussed options to address the railings in the pool area noting costs. It was Council decision that no further action be taken at this time.

Fitness Equipment: Council reviewed quotations that had been received for treadmill replacement and agreed that Angela Bourhill be authorized to purchase a new treadmill as quickly as possible.

NEW BUSINESS:

1. Budget Review:

Extensive discussion was held regarding the proposed operating budget for fiscal 2006. Council reviewed upcoming capital expenditures with particular discussion on providing funds for a plumbing retrofit. Council noted the intent to undertake exterior painting of the building in the summer of 2006 with one month extra maintenance to be requested at the general meeting.

The plumbing retrofit will cost in excess of \$500,000.00 and may need to be closely reviewed in five years. It was agreed the strata needs to start to save money towards this project. Council recommendation an assessment of \$50,000.00 be due October, 2006, allocated exclusively to the plumbing retrofit. The schedule is attached.

Following review Council agreed to recommend an operating budget to owners reflecting a 2.5% increase in maintenance.

2. Correspondence:

Council had received numerous letters.

Renovation Request – Suite 1101: Council considered request to move the north exterior glass wall approximately 2½ feet into the deck area, for a length of approximately 14 feet. Council agreed to go to the suite to review the request.

Security Suggestions – Suite 111: Council had extensive discussion regarding input received. Council seeks owner participation on a Security Committee to review all security aspects and proactively prepare strategic plans for the building. Owners interested in a one-year commitment are requested to call Council member, Tim Spackman at 778-998-4893.

Front Lobby - Artificial Trees: Council agreed with suggestion received for removal of the two trees in the front lobby area.

Enterphone System – Interconnect Santa Fe/Meridian Cove: Council considered suggestion that the two buildings be interconnected on the enterphone. It was Council decision this was not necessary and they remain separate.

3. Wine & Cheese Social:

Council will be hosting a social get-together on Sunday, January 29th, 2006 and is seeking volunteers. Please call Nicole Pinnell at 604-730-9519 to volunteer.

There being no further new business the meeting adjourned at 8.10 pm. The next Council meeting is scheduled for Wednesday, January 11th, 2006 at 6:00 pm.

Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 3H4
Tel: 604-682-5611

STRATA PLAN VAS 2808

Special Assessment - To Accumulate Funds for the Plumbing Retrofit

Due: October 1, 2006

DRAFT

UNIT	UNIT	PAYMENT	UNIT	UNIT	PAYMENT
ENTITLEMENT	DUE	ENTITLEMENT	DUE		
Comm.	3753	\$ 1,303.00	313	1289	\$ 448.00
TH1	1707	\$ 593.00	314	1113	\$ 386.00
TH2	1594	\$ 553.00	315	1115	\$ 387.00
TH3	1554	\$ 540.00	316	1318	\$ 458.00
TH4	1437	\$ 499.00	401	1086	\$ 377.00
TH5	1841	\$ 639.00	402	1030	\$ 358.00
TH6	1501	\$ 521.00	403	607	\$ 211.00
TH8	1295	\$ 450.00	404	982	\$ 341.00
TH9	1289	\$ 448.00	405	1125	\$ 391.00
TH10	1448	\$ 503.00	406	551	\$ 191.00
TH11	1912	\$ 664.00	407	1093	\$ 379.00
TH12	1615	\$ 561.00	408	947	\$ 329.00
TH15	1615	\$ 561.00	409	1475	\$ 512.00
111	1023	\$ 355.00	410	1476	\$ 512.00
112	853	\$ 296.00	411	1080	\$ 375.00
208	725	\$ 252.00	412	1093	\$ 379.00
209	1281	\$ 445.00	413	1289	\$ 448.00
210	1476	\$ 512.00	414	1110	\$ 385.00
211	1014	\$ 352.00	415	1115	\$ 387.00
212	1095	\$ 380.00	416	1319	\$ 458.00
301	1084	\$ 376.00	501	1086	\$ 377.00
302	1028	\$ 357.00	502	1029	\$ 357.00
303	609	\$ 211.00	503	607	\$ 211.00
304	982	\$ 341.00	504	982	\$ 341.00
305	1125	\$ 391.00	505	1125	\$ 391.00
306	551	\$ 191.00	506	551	\$ 191.00
307	1020	\$ 354.00	507	1020	\$ 354.00
308	875	\$ 304.00	508	947	\$ 329.00
309	1475	\$ 512.00	509	1475	\$ 512.00
310	1476	\$ 512.00	510	1476	\$ 512.00
311	1080	\$ 375.00	511	1080	\$ 375.00
312	1092	\$ 379.00	512	1022	\$ 355.00

STRATA PLAN VAS 2808

Special Assessment - To Accumulate Funds for the Plumbing Retrofit

Due: October 1, 2006

DRAFT

UNIT		PAYMENT		UNIT		PAYMENT	
UNIT	ENTITLEMENT	DUE		UNIT	ENTITLEMENT	DUE	
513	1291	\$ 448.00		802	824	\$ 286.00	
514	1109	\$ 385.00		803	883	\$ 307.00	
515	1114	\$ 387.00		804	983	\$ 341.00	
516	998	\$ 346.00		805	1125	\$ 391.00	
601	1083	\$ 376.00		806	551	\$ 191.00	
602	1031	\$ 358.00		807	1093	\$ 379.00	
603	606	\$ 210.00		808	1492	\$ 518.00	
604	982	\$ 341.00		809	1631	\$ 566.00	
605	1125	\$ 391.00		810	1088	\$ 378.00	
606	551	\$ 191.00		901	1086	\$ 377.00	
607	1095	\$ 380.00		902	821	\$ 285.00	
608	947	\$ 329.00		903	884	\$ 307.00	
609	1476	\$ 512.00		904	983	\$ 341.00	
610	1477	\$ 513.00		905	1124	\$ 390.00	
611	1079	\$ 375.00		906	551	\$ 191.00	
612	1092	\$ 379.00		907	885	\$ 307.00	
613	1290	\$ 448.00		908	1123	\$ 390.00	
614	1110	\$ 385.00		909	1193	\$ 414.00	
615	1494	\$ 519.00		910	1021	\$ 354.00	
701	1085	\$ 377.00		1001	1085	\$ 377.00	
702	824	\$ 286.00		1002	1188	\$ 412.00	
703	883	\$ 307.00		1003	1036	\$ 360.00	
704	984	\$ 342.00		1004	1125	\$ 391.00	
705	1125	\$ 391.00		1005	551	\$ 191.00	
706	551	\$ 191.00		1006	1488	\$ 517.00	
707	1093	\$ 379.00		1007	1614	\$ 560.00	
708	875	\$ 304.00		1101	1555	\$ 540.00	
709	1207	\$ 419.00		1102	2085	\$ 725.00	
710	1206	\$ 419.00		1103	1936	\$ 672.00	
711	1010	\$ 351.00		TOTALS	144013	\$ 50,000.00	
712	1092	\$ 379.00					
801	1086	\$ 377.00					

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, NOVEMBER 7th, 2005 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Mark Monsarrat, Chair
Angela Bourhill
Dana Finkelstein
Carol Marks
Nicole Pinnell
Massoud Sarrafi
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:00 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held October 3rd, 2005 as circulated.

CARRIED

2. Financial Statements:

Following review and discussion it was **MOVED AND SECONDED** to adopt financial statements to September 30th, 2005 as circulated.

CARRIED

BUSINESS ARISING:

1. Committee Reports:

Lighting: Council member, Massoud Sarrafi, presented a spread sheet outlining light bulb costs, life expectancy, electricity and total operating cost. Council compared both traditional and power smart bulbs. There are 264 lights in the hallways currently using 40-watt bulbs. This could be changed to power smart bulbs using 11 watts with no additional labor costs. Lighting is on 24/7. In comparing traditional bulb costs to power smart bulbs, Council was advised of substantial savings to be had, in the range of \$4,000.00 upon total conversion.

Discussion followed regarding the different types of power smart bulbs and associated costs. It was agreed to proceed with purchase of 100 bulbs initially, with 10,000-12,000 light-hours. The Manager is to obtain competitive quotes from current suppliers. Council directed the strata initially convert to power smart bulbs on floors two, three, four and five. Traditional bulbs from these hallways would be used on the other floors until gone. At that time, further floors would be converted to power smart bulbs. Prior to purchase of bulbs, the Chair is to be advised of cost.

Council also considered costs to convert the fluorescent tubes in the underground garage. It was noted an electrician would be required to install a new ballast in each light fixture. This is expensive. The savings on wattage would be minimal, going from 40 watts to 32 watts. It was Council decision not to proceed with lighting improvements in the garage.

Council expressed appreciation to Massoud for his endeavors in presenting recommendations.

Exercise Equipment: Council member, Angela Bourhill, advised of review undertaken to purchase a new treadmill. Council approved purchase of a new treadmill, model Precore Continuous, commercial grade, new equipment with warranty. As another Council member has a contact for purchase of commercial exercise equipment, it was agreed an additional quotation be awaited prior to ordering the new treadmill.

Building Committee – Levelton Input: Council was advised of settlement with Levelton Engineering for inspection cost for caulking works undertaken. Council had also received response from Levelton regarding their input to Oceanwest for caulking undertaken. Following discussion Council directed a further letter be sent to Oceanwest Construction advising Council is enacting the warranty clause for the building and has outstanding concerns regarding Levelton's input as expressed in greater detail with the contractor.

Landscape - Removal of Birch Tree @ TH #11: Council was advised the owner will not be proceeding with removal of the birch tree in their courtyard area.

Capital Expenditures: Extensive discussion was held regarding the upcoming budget for fiscal 2006 and review of a five-year plan and capital expenditures for the strata. Council noted exterior painting of the building is proposed for next year, with one month's assessment recommended for March 1st, 2006.

Council noted the building will need to undertake a complete plumbing retrofit in the next five+ years. Discussion was held regarding means of accumulating funds towards this project. Council considered annual assessments, increased maintenance where a separate surcharge would be allocated toward a Retrofit Reserve, a mix of maintenance surcharge and assessment. It was agreed Council would further discuss options at the next meeting.

In the meantime, it was agreed quotation be obtained for receiving input on the life expectancy of the pipes within the building. The Chair and Tim Spackman are authorized to make a decision to proceed with obtaining this input.

2. Pool Cover – Hot Tub:

Council reviewed quotations received for three alternate types of covers for the hot tub. Council decided to proceed with a Dorton cover, which is dense foam and floats on the water, at a cost of \$400.00. Council hopes that residents will be comfortable removing and replacing the hot tub cover, whereby your strata will realize energy savings.

3. Building Security:

Council noted a door to the mailroom in both the Santa Fe and Meridian Cove had been left unlocked. Further investigation is underway. A first floor suite was broken into with access from the courtyard. These break-ins occurred during the day, before noon. It was agreed Tim Spackman would speak with Canada Post regarding a change in the level of security for your building. The video tape will also be reviewed. Council noted there is currently a timer on the enterphone which restricts the time of building access available to post people. If necessary, consideration will be given to a top lock for the mailroom.

4. Enterphone Replacement:

Installation of the new enterphone and viewing screens in individual suites is now complete. This large job went very smoothly and trades did a fine job. Council asks the enterphone camera be raised slightly,

and that names on the enterphone scroll be shown by last name, if requested by the owner. Appreciation was expressed to your caretaker, Judy Casipe, for all her help in providing key access and monitoring trades throughout the project. Council noted the project had been well coordinated and appreciated resident cooperation.

NEW BUSINESS:

1. "No Pet" Bylaw:

A cat has been seen in the courtyard. Residents are reminded pets are not permitted in your building, including cats. Council will be enforcing the "No Pet" bylaw.

There being no further new business the meeting adjourned at 8.30 pm. The next Council meeting is scheduled for Monday, December 12th, 2005 at 6:00 pm.

The Annual General Meeting has been scheduled for Monday, February 6th, 2006 at 7:00 pm.

**Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 3H4
Tel: 604-682-5611**

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, OCTOBER 3rd, 2005 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Mark Monsarrat, Chair
Angela Bourhill
Nicole Pinnell
Massoud Sarrafi
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:00 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held August 22nd, 2005 as circulated.

CARRIED

2. Financial Statements:

MOVED AND SECONDED to adopt financial statements to August 31st, 2005 as circulated.

CARRIED

Discussion was held regarding upcoming capital expenditures, noting a plumbing retrofit has been identified. It was suggested to further review capital expenditures and budget to accrue funds for the plumbing retrofit, which would be inclusive of boiler replacement

3. Committee Reports:

Massoud Sarrafi provided update and review of quotations received for lighting improvements for the halls and garage areas. Lighting improvements for the garage would require ballast replacement and the need for trades to install same. The caretaker could attend lighting improvements in the building. Discussion was held regarding the increased cost for power smart bulbs versus longevity. It was suggested consideration be given to one floor being done on a trial basis. However, prior to any changes being made, it was agreed that further input was required on alternative types of power smart bulbs and a cost analysis to review increased bulb costs versus longevity. It was also agreed that BC Hydro be contacted to inspect and make recommendations for the building and meet with Massoud and Council Chair. The Manager is to organize and advise of the fee for hydro. Input from hydro should advise whether a standard report would be received or would they be prepared to answer questions and attend a Council meeting.

4. New Chairs:

Council has purchased two new chairs in the pool area and directed that the old chairs be removed.

5. Retractable Covers for Swimming Pool & Hot Tub:

Council reviewed quotations received for two different types of pool coverings and associated costs. The pool covers would need to be manually removed and replaced with the pool being on a manual roller system. Following discussion and noting the unknown cost savings, Council intends to pursue a cover for the hot tub. Prior thereto, enquiry is to be made whether a cover is available that can be folded into quarters and left in the pool. Council suggested that individual owners be responsible for removal and replacement of the hot tub cover.

6. Quotations – Tree Maintenance:

Council had received a report with input for maintenance recommendations on all strata trees.

Council had also received request from the owner of townhouse 11 for removal of the birch tree within the courtyard area. Following discussion it was

MOVED AND SECONDED that Council approves removal of the birch tree, with tree replacement to be done as decided on by the strata gardener. This would be an owner responsibility in entirety.

CARRIED

7. Quotations – Fitness Equipment:

Council received quotations for replacement of the treadmill. It was agreed the treadmill would be replaced with a decision to be made at the next Council meeting, following review and input from Council member Carol Marks. Angela Bourhill received all original quotations for review and will discuss this with Carol. Angela is also putting the numbers in a spreadsheet for comparative analysis and presentation to council. Council was also advised of input received for maintenance of other exercise equipment. This is to be reviewed for discussion at the next meeting.

8. Garage Floor – Annual Cleaning:

Council reviewed quotations received for cleaning of the garage floors. It was decided these works be undertaken in the early spring.

9. IRT Entry Clickers:

All owners should have had their clickers recorded and reauthorized. Any clickers that have not been recorded have been deleted. The introductory package sent to new owners will specifically identify clicker numbers issued to the suite.

10. Enterphone Replacement:

All residents are reminded that the enterphone replacement will take place from Monday, October 17th through to Friday, October 21st, 2005.

Key access must be available to every suite during this period. You must ensure you are either home, or that a key has been left with your caretaker, Judy Casipe, who can be reached at 604-220-0852. Judy will be with trades throughout the week and responsible for key access. Alternate arrangements have been made for cleaning of the building.

Should key access not be available as required, a locksmith will be retained and the cost charged back to the owner. This would greatly delay trades, and, hopefully will not occur. Please be sure your key is with the caretaker.

Also, if applicable, please be sure that your in-suite alarm is turned off.

Discussion was held regarding the new enterphone panel outside each building. It will be a scroll type of entry system where suites will be listed by suite number and residents can also have their name, or "occupied" beside their suite number. Input from residents will be obtained.

11. Building Maintenance Committee:

Council seeks input from owners that have trades or engineering background and are interested in serving on this committee. Please call Council member, Tim Spackman at 778-998-4893, for more information.

Council has received a revised invoice from Levelton Engineering, which was still unacceptable. It was agreed that Levelton be paid as quoted and for disbursements.

Council reviewed the response letter received from Ocean West Construction advising they will shortly be on site to attend to caulking items as noted specifically in the Levelton Report. They are not prepared to do an overall inspection of their caulking.

Council requested Levelton Engineering be advised of comments received from Ocean West.

NEW BUSINESS:

1. Motion Detector Light-- TH 9:

Council reviewed request received for installation of a motion light to be installed by the owner. The request was approved on the understanding that the conduit be painted the same color as the building and that this be the owner's responsibility.

2. Colored Window Coverings -- Suite 210:

Council noted no response had been received to a letter sent requesting bylaw compliance. Council directed a further letter advising that if the window covering is not attended to within 45 days, that Council would have no choice but to fine. Council noted bylaw compliance of an exterior white or cream window covering is required.

3. Balcony Railings -- Owners to Check:

Residents are advised that a loose balcony railing was recently reported and attended. You are all requested to check your balcony railings to ensure they are securely attached. Care is to be taken in doing this, in case a railing is becoming loose. Any concerns are to be directed to the Property Manager.

4. Pool Railings:

Council reviewed quotations for replacement or powder coating the brass railings in the pool area. Council Chair advised he would look into this and advise on an alternate option.

There being no further new business the meeting adjourned at 8.00 pm. The next Council meeting is scheduled for Monday, November 7th, 2005 at 6:00 pm. Thereafter, the next Council meeting will be Monday, December 12th, 2005.

The Annual General Meeting has been scheduled for Monday, February 6th, 2006 at 7:00 pm.

**Condex Property Management Ltd.
210-2695 Granville Street
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Tel: 604-682-5611**

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, AUGUST 22nd, 2005 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Mark Monsarrat, Chair
Angela Bourhill
Carol Marks
Nicole Pinnell
Massoud Sarrafi
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:00 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held July 11th, 2005 as circulated.

CARRIED

2. Financial Statements:

MOVED AND SECONDED to adopt financial statements to July 31st, 2005 as circulated.

CARRIED

BUSINESS ARISING:

1. Committee Reports:

Massoud Sarrafi provided Council with extensive input and graphs showing the trend in consumption for both water and hydro. Overall, the trend was downward. Council noted data reviewed was from 1991 to present. Council appreciated input received. It was agreed that Massoud would follow up with BC Hydro on quotations received by the Manager for the Power Smart Incentive Program with review of lighting throughout the building and garage areas.

The landscaping report was presented by Carol Marks noting no water outlet is available at the Meridian Cove lobby entrance to assist with watering many plants in the area. It was agreed the faucet on an adjacent patio be used and this be reviewed with the owner.

Discussion was held regarding the trees along the west side walkway located outside the courtyard. Discussion was also held regarding the birch tree located within limited common patio area of townhouse 11. It was agreed input be received from the arborist regarding addressing the trees along the walkway and the birch tree. Quotation for topping, pruning (shaping), and for removal of the birch tree is to be obtained.

Discussion followed regarding energy savings for the hot tub and pool area. It was agreed quotation be received for retractable cover for the swimming pool.

3. Identification of all Clickers:

Residents are reminded that all clickers for all units will need to be recorded and identified to improve building security and to re-authorize all clickers in the building. Two dates have been set aside. Please mark your calendar for **Tuesday, September 20th, 2005 from 5:30–7:30 pm**, and **Saturday, September 24th, 2005 from 9:00–11:30 am**.

Any clickers that are not recorded will thereafter be deactivated.

Hudson Spear Security will be onsite to record all clicker identification numbers. To improve building security, unauthorized clickers will be deleted. There will also be a limited supply of replacement batteries available. Council requested a sign-up sheet be posted for residents to indicate when they will come downstairs to have their clickers identified.

It was agreed a translation line be reflected on notices to the residents, in Chinese, advising residents that it is an important notice to be read.

4. Enterphone Replacement:

Residents are advised replacement of the enterphone system will be proceeding early October. **Key access will be required to each suite throughout the day, and possibly several days.** Council requested that the caretaker, Judy Casipe, be available to receive keys and provided individual access to trades. Council further directed that if key access is not provided, that a locksmith be retained and all associated costs charged back to owners. Temporary arrangements will be made for cleaning support during the week of enterphone replacement,. It was agreed that Tim Spackman and the Property Manager will meet with trades to confirm and make final arrangements.

5. Building Exterior Maintenance:

Council reviewed input received from Levelton Engineering regarding inspection undertaken. It was agreed that a Building Maintenance Committee be established. Council seeks input from owners that have a trades or engineering background and are interested in serving on this Committee. Please call Council member, Tim Spackman at 778-998-4893, for more information.

Council also reviewed the invoice received from Levelton noting it to be substantially higher than that quoted. Council advised a letter is to be sent advising they appreciate the input received, however, as a sign of good faith Levelton should remain within the original budget outlined.

Council noted input from Levelton had also been forwarded to Ocean West Construction requesting they review their work undertaken. Council noted response received from the Ocean West and requested a further letter be sent advising Ocean West inspect their caulking done and not limit their inspection specifically to the drops inspected by Levelton. Council seeks confirmation from Ocean West that they have inspected their work overall, and felt a meeting between Ocean West and Levelton Engineering was not warranted.

6. Disposal of Household Items:

Council had noted in the previous minutes that the disposal of household items was not acceptable, however, some residents have expressed an interest in having this practice continue. Council has approved that household items which can be hand-lifted and carried can be, on a trial basis, left in the garbage room for other residents to take away.

7. Correspondence Received:

Council reviewed input about the carpet noting that it is scotch-guarded. The strata has purchased a carpet cleaner and regular attending of stains will be done by the caretaker.

It had been suggested that visitor parking passes be issued to all residents for their guests to place on the dash while parking in the visitor parking area. Council was not prepared to proceed, however, will give this further thought.

Discussion was held regarding the exit on to 6th Avenue from the underground parking area noting poor visibility due to vehicles parked on the roadway. Council appreciates the need for all residents to stop and wait for the garage gate to close behind them prior to proceeding. This is important for building security.

8. Air Conditioner Request:

Council considered request received to have a portable air conditioner installed which would sit on the exterior balcony area. Following discussion and review of particulars noting noise concern and aesthetics, it was not approved.

9. Fitness Equipment – Treadmill:

Input had been received that the cost to repair the treadmill would be in excess of replacement cost. It was agreed that the treadmill is used by many residents, and that it be replaced. Quotations are to be obtained and the cost of a replacement unit is to come out of the Contingency Reserve.

10. Social Room Rental:

Residents are reminded that if they rent the social room and staining occurs on the carpet and cleaning is necessary, it is owner responsibility to pay for these works.

11. Exercise Equipment:

Donation of any equipment in the exercise area must first be approved by Council prior to being placed in the exercise room. It was agreed Council would address several items currently in the exercise area. Council considered request for 8-lb weights to be left in the exercise area and this was approved. It was also agreed that the donated roller exerciser be removed from the exercise room and stored until it can be returned to the owner.

12. Barbeque Social:

Residents are invited to a strata barbecue to be held on Sunday, September 11th, starting at 4:30 pm. Council will be organizing this social and sign-up sheets are posted by the mailboxes.

**Council is requesting if any 1st floor owners have a barbeque that may be available for use by residents at this function. If you do, please call Angela Bourhill at 604-739-8510.*

13. Window Coverings:

Residents are reminded that all window coverings from the building exterior must reflect cream or white in order that a uniform aesthetic building exterior be maintained. Council requested a letter be sent to a unit where a dark blind is visible from the courtyard area.

14. Please be reminded that quiet time is applicable after 11:00 pm. With the warm weather, please be respectful of your neighbors noting that noise carries. In particular, entertaining on balconies can be a disturbance to surrounding neighbors. In addition, Garborator, Laundry and Dishwasher use can be a disturbance. Thank you.

There being no further new business the meeting adjourned at 8.00 pm.

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VAS 2808, HELD MONDAY, JULY 11th, 2005 IN THE CARD ROOM OF MERIDIAN COVE, 2201 PINE STREET, VANCOUVER, BC.

Council members present:

Mark Monsarrat, Chair
Angela Bourhill
Carol Marks
Nicole Pinnell
Massoud Sarrafi
Tim Spackman

Condex Property Management Ltd.

Barbara G. Whitlock, Property Manager

CALL TO ORDER:

The meeting was called to order at 6:00 pm.

1. Previous Minutes:

MOVED AND SECONDED to adopt minutes of the previous Council meeting held May 30th, 2005 as circulated.

CARRIED

2. Financial Statements:

MOVED AND SECONDED to adopt financial statements to May 31st, 2005 as circulated.

CARRIED

BUSINESS ARISING:

1. Committee Reports:

Massoud Sarrafi advised he will be following up on a consumption history analysis for gas, hydro, and water. Angela Bourhill advised two new chairs will be provided in the pool area within the next two weeks. Carol Marks is endeavoring to locate the two small stools which were previously in the Santa Fe lobby.

2. Visitor Parking - Warning:

DISCUSSION WAS HELD REGARDING VISITOR PARKING. IT IS VERY IMPORTANT THAT YOUR GUESTS LEAVE A NOTE ON THEIR VEHICLE ADVISING OF THE UNIT THEY ARE VISITING. COUNCIL ADVISES ANY RESIDENT VEHICLE THAT PARKS IN THE VISITOR PARKING WILL RESULT IN FINES BEING LEVIED AND THE VEHICLE PROBABLY BEING TOWED. PLEASE BE SURE TO PARK IN YOUR ASSIGNED PARKING SPACE IN THE UNDERGROUND GARAGE. THE LIMITED VISITOR PARKING SPACES ARE TO BE AVAILABLE FOR GUEST PARKING.

3. Clicker Identification:

All residents are reminded that Council will be proceeding with having all clickers identified as currently assigned to individual suites. Two separate times and dates will be set aside for clicker identification in the front lobby. This is being done for security improvement noting that various suites are using clickers that are not assigned to their units.

The dates where Hudson Spear Security will be available to assist in clicker identification are:

Tuesday, September 20th, 2005 from 5:30 – 7:30 pm, and again on

Saturday, September 24th, 2005 from 9:00 – 11:30 am.

4. Enterphone Quotations:

Council considered three quotations received for enterphone replacement. Discussion was held regarding installation specifics and cost. It was agreed to meet with Vandelta to review their quotation prior to awarding of the contract. Enterphone replacement is intended to be done late September. Access to all suites will be required.

5. Redecorating:

Council noted redecorating is essentially complete and reviewed particulars of works undertaken. It was agreed that an overview of total expenditures and contingency costs be detailed by the Manager and forwarded to residents.

6. Building Exterior – Levelton Report:

Council reviewed input received from engineers regarding various aspects of the building exterior and in particular, caulking works done two years ago. Council noted various deficiencies reported and directed a letter be sent to Oceanwest Construction advising of input received and requesting their attention to address items identified.

It was also agreed that input received from Levelton would require further discussion and consideration by Council with respect to various other recommendations.

NEW BUSINESS:

1. Household Items - Disposal:

Residents are reminded that no household items are to be disposed of or left in the garbage rooms. Any items that residents no longer require are to be personally removed from the property. Your cooperation is required.

There being no further new business the meeting adjourned at 8.00 pm.

Condex Property Management Ltd.

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