

STRATA CORPORATION LMS 3440 *The SPOT*
Website: thespotstrata.googlepages.com
The Minutes of the COUNCIL MEETING
held on Wednesday, April 29, 2008, 6:30 p.m. In the Amenity Room

Council Members Present: Dennis Stolz
Teresa White
Edwin Lockefer
Ryan Morasiewicz
Michael Cox

Regrets: Cheri Swanson

Management Present: Mikhail Ratchkovski, Property Manager
PACIFIC QUORUM PROPERTIES INC.

1. **CALL TO ORDER**

This meeting was called to order at 6:55 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

MOVED/SECONDED (Stolz/Lockefer)

To adopt the minutes of March 27, 2008 as circulated
CARRIED

3. **BUSINESS ARISING**

a. **Front Entrance Boulevard**

Council discussed issues pertaining to the front entrance boulevard noting that response is expected from the City's Engineer, Frank Batista and issues currently pending the City's approval.

b. **Lobby Painting/Front Door**

Discussion centered regarding completion of the lobby painting project. The Property Manager was directed to pay the invoice from Serta Pro Painters and request that the Painters provide extra samples of paint for touch-ups.

c. **Front Door Painting**

Council reviewed a quotation for front door painting noting that an additional estimate is expected from a different contractor. This matter will be further discussed at the next meeting.

d. **Exterior Painting**

Council reviewed a quotation from Pro-Star Painting for the removal of organic growth from the exterior walls of the building and painting of the stucco with the matching color. It was noted that the reviewed quotation only addressed the issues relating to the white and the blue parts of the stucco and the burgundy color has not been included in this quote.

Also the quote did not have any recommendations related to the iron works that also requires re-painting. The Property Manager was directed to obtain additional quotations in regard of the additional items and this matter will be discussed further at the next Council meeting.

e. **Elevator Level P1-P2 Lobby Painting**

Discussion centered regarding completion of the elevator lobby painting, noting that both lobbies on P1 and P2 look much more inviting in the new colour. All work has been completed and no outstanding deficiencies were noted.

f. **Security Cameras**

Council discussed the issues related to additional security equipment at the property. After extensive discussion, it was

MOVED/SECONDED (Stolz/Lockfeer)

to expense \$700.00 from the security upgrades account, for the installation of office system multiplexer. That will be able to display four different cameras on one screen. It was noted that any expenses association with the installation of the multiplexer must not exceed the \$1,000.00 budget. Additionally Dennis and Michael from the commercial section of the building are going to meet and review what kind of security camera installation system would be beneficial to address any issues pertaining to better monitoring of the commercial part of the property.

CARRIED

g. **Unit 805 Legal Action**

Council was informed that unit 805 has paid all outstanding arrears and this matter has now been resolved.

h. **506 Wooden Gate**

Council was informed that unit 506 has removed all alterations to the limit of common property outside of its unit and this matter has now been closed.

i. **Drain sudsing unit 316, 507 and 806**

Discussion centred regarding sudsing in units 316, 507 and 806 noting that Latham's Plumbing has been directed to visit these units, inspect the problem and recommend a solution to prevent this from future occurrences. One of the suggested proposals from Latham's to be considered was installation of a de-foaming unit that would be installed at the top of the drain and prevent forming of suds in the system.

ATTENTION ALL OWNERS & RESIDENTS:

Do not use excessive amounts of laundry soap and if you have a front loading washer in your unit please use the soap per your equipments manual.

Please note that excessive amounts of soap will create a problem with the formation of suds in the system.

j. **Building Access Cards Inventory**

Council was informed that building access card inventory has been completed and over 30 stray cards have been removed from the system, in turn making the access to the building further secured. Council would like to thank all owners and residents in helping with this matter.

k. **Fitness Equipment**

This issued was tabled and will be further discussed at the next meeting.

l. **Unit # 313-Hardwood Floor Repair**

Council discussed information regarding potential water damage to the hardwood floor of unit # 313. It was noted that there was no visible source of water entering the unit and until the source of water is found indicating that it came from outside of the unit. This matter is considered owner's responsibility. The Property Manager was directed to write a letter to the owner of unit # 313 and advise the owner in this regard.

m. **Exit Signs at P1 & P2 Elevator Lobby**

Discussion centred regarding lack of exit signs in the P1 & P2 Elevator Lobby and the Property Manager was directed to arrange for additional installation of exit signs to help visitors find out where the exits are from the property.

n. **Leaks-Unit # 410 & 412**

Council was informed that the contractor attended to the leaks in units 410 & 412 noting that both water ingresses have been determined to be coming from the garden membrane. It was noted that the Contractor inspected these membranes and commenced repairs. Both affected areas will need to be further water tested to make sure these repairs are holding. Additional information pertaining to this matter will be addressed at the next Council meeting.

o. **Balcony-Unit 1214**

Pending Contractors Inspection

p. **Safety Mirror Installation**

Council was informed that the City of Vancouver has not commented on the installation of the safety mirror at the exit of the underground parkade. The Property Manager was directed to install the mirror once the approval from the City is available.

4. **FINANCE**

a. **Financial Statements**

The Stratas Treasurer advised that he reviewed the February 2008 financial statements, found them to be in order and recommended acceptance.

MOVED/SECONDED (Lockefeer/Morasiewicz)

To accept the February 2008 financial statements as presented

CARRIED

b. **Arrears**

Arrears were discussed and the amounts noted.

5. **NEW BUSINESS**

a. **Parkade Gate Improvements**

Council reviewed quotation from Overhead Door for the installation of perforated aluminium to further secure the garage door. After discussion it was

MOVED/SECONDED (Lockefeer/ Stolz) to expense\$ 1,570.00 from the security account # 4390 and proceed with the installation of the perforated aluminium by Overhead Door, as per quotation.

CARRIED

6. **ADJOURNMENT**

There was no further business; this meeting was adjourned at 8:45 p.m.

**THE NEXT COUNCIL MEETING IS SCHEDULED FOR WEDNESDAY, MAY 28, 2008 at 6:30
PM IN THE AMENITY ROOM.**

**Please keep these minutes as an important record of your Strata Corporation
business**

Submitted by:
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