



**Minutes of the Council Meeting**  
**The Owners Strata Plan LMS 4383**  
**Held on Monday, November 20, 2006**

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**REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

**REPORT ON LITIGATION**

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

Directives / Action List

The directives from the previous Council meeting were reviewed, the highlights being:

Building issues

- in response to a number of broken hasps on individual storage cages within several of the locker rooms, the Property Manager confirmed that the proposed solution to this problem would be not to replace these hasps, but rather to encourage owners to install a bicycle type lock (U-lock or cable) at both the top and bottom portions of the cage doors, thereby providing an improved means of securing these spaces. Council was in agreement with this suggestion, and requested that notices regarding this proposed course of action be posted in all storage locker rooms.
- a summary report, and quotation for the necessary cleaning of several of the drain stacks within the building that have in the past proven to be susceptible to blockages, is pending.
- necessary replacement of several damaged exterior light fixtures is pending.

Damaged rear lane canopies / Update

The Property Manager confirmed that the installation of several “bollards” in the rear lane way to better protect the overhead canopies, does require formal permission from the City of Vancouver. Therefore the necessary repairs to this canopy have been delayed (it is Council’s intent that these bollards be installed prior to the canopy being repaired so as to avoid further unanticipated “incidents”). It is anticipated that this permission will be given in the weeks ahead, and that the work of repairing these damaged canopies can be undertaken subsequently.

Security upgrades

Further to the proposal whereby monitors and cameras would be installed in the buildings’ elevator cabs (at no expense to the Strata Corporation), Council had met subsequent to the previous Council meeting and authorized this project to proceed. Work is currently underway and it is anticipated that this installation will be completed in the weeks ahead.

On the subject of a security review, a proposal has been received from Gage Babcock & Associates providing a scope of services available. Council President, Ross Allen, agreed to meet with this individual in the weeks ahead, and assist in providing a proposed scope of services required.

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Winterization / Exterior hose bibs

As per the Resident Manager's report, efforts are currently underway to properly winterize exterior hose bibs located on individual owners' balconies/patios. This is an important aspect of necessary maintenance (residents should be well aware that previous instances of these hose bibs not being properly winterized, have resulted in several significant flooding incidents within the property). It is being noted that there are in fact more hose bibs than were originally identified.

**Owners are reminded that this necessary winterizing is an important job that must be properly completed. Residents should examine their exterior patios/balconies to determine if they have a hose bib, and if so whether it has been properly winterized. The Resident Manager should be informed so that appropriate winterization efforts can be completed. Residents are reminded that while the Strata Council, through the efforts of the Resident Manager, will assist in ensuring that these hose bibs are properly winterized, that it is an owner's responsibility to ensure that these hose bibs are properly winterized. Failure to do so will result in owners being held responsible for damages resulting as a result of these actions not being taken. Residents with any questions on this matter are asked to contact the Resident Manager directly.**

**CORRESPONDENCE**

Correspondence received was reviewed and responded to by Council, several highlights being:

- minor (unidentified) water leaks affecting several residents have been reported. Where these leaks are resulting from a pipe or drain, or the exterior building envelope, the Strata Council will be responsible to perform necessary repairs. Residents are reminded that should the source of these leaks be coming from the actions (inadvertent or otherwise) from a neighbouring resident, that issues of redress will be between the two owners (not the Strata Corporation).

**NEW BUSINESS**

Proposed operating budget

Council was in receipt of a draft operating budget as prepared by the Property Manager and Council Treasurer, David Leal. Council noted with some satisfaction that a modest surplus is being realized for the year ending October 2006. Council was also in agreement with the proposed expenses for the upcoming year, noting that in several categories, costs have increased, either as a result of increasing cost, or for a desire to provide improved (more frequent) maintenance to specific areas of the building, such as washing of exterior windows, washing of parkades, etc. Council was also in agreement that a separate building maintenance reserve be presented for formal consideration whereby funds would be set aside from the existing operating budget, and use specifically for issues of maintenance affecting the exterior of the building. Pending several minor points of clarification, it was moved/seconded that this proposed budget be presented to the owners for their formal consideration at the Annual General Meeting (to be held in January 2007). CARRIED.

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Special projects

Council is also wishing to present to the owners consideration on several special projects, specifically:

- landscaping improvements is an area that the Strata Council feels that a significant effort (and expense) is warranted to refurbish landscaped areas adjacent to the property. Quotations from the landscaper currently providing service were presented to Council for their consideration. Council was in agreement that the services of a landscape architect also be secured, so that a more formal presentation, including several options could be developed and presented to the owners for their formal consideration.
- the Property Manager confirmed that a proposal to repaint areas of the building (both Towers) in the rear lane ways is in the process of being received. Council was in agreement that this proposal be presented to the owners for their formal consideration.

Council members, Dennis Kelli and Craig Sinclair offered to assist in coordinating these aforementioned improvements.

Roof leaks / Parkade leaks

As referenced earlier, with the recent heavy rains, a number of leaks have become evident. In several areas the source was easily identified, and has since been repaired. The Property Manager noted however that in several instances the leaks appeared to be originating from roof top membranes that will require the removal of portions of landscaping in an effort to identify possible sources. Further efforts, including contacting the developer and possibly installing trades, will be considered as these leaks are further investigated.

Special General Meeting / Property Management Change

Owners will be aware that a Special General Meeting has been called for November 28, 2006 to present to the owners a formal resolution to consider termination of Crosby Property Management Ltd.

There being no further business, the meeting was adjourned at 7:00 p.m. The next scheduled Council meeting will be held on Thursday, December 7, 2006 at 5:30 p.m.

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Nathan Enns  
Senior Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
www.crosbypm.com

**Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.**