

## MINUTES OF COUNCIL MEETING STRATA PLAN VR 1183

**HELD:** January 11, 2007 at 6:30 p.m. in the Rooftop Lounge, 950  
Drake Street, Vancouver, B.C.

**PRESENT:**

Benn Duffell	Strata lot 126
Mark Keister	Strata lot 96
Anthony Averay	Strata lot 117
Georg Schulze	Strata lot 61
Leila Sisounthone	Strata lot 53
Regrets: Eva Ulicna	Strata lot 25
Marilou Strait	Strata lot 123
Manager: Lawrence McGillivray	

**MINUTES:** of November 2, 2006 meeting approved. December 2006 meeting was a budget meeting only.

### FINANCIAL REPORT:

1. Monthly Statement-The financial statements ending October 31 and November 30, 2006 were accepted.
2. CRF-The current balance for the 11th month as at November 30, 2006 in the following funds:

CRF Balance	159,685.61
Current assets	271,179.77 including cashable investments.
3. Arrears- No new liens. One owner is in arrears for a water damage charge. FOR INFO ON YOUR ACCOUNT, CALL FACILITECH PROPERTY MANAGEMENT LTD. AT (604) 684-9940. For owners who are up to date, THANK YOU.
4. Invoices- Invoices from Devak Lock & Key, West Coast Horticultural, Otis Elevators, Ideal Door, Sterling Fence, Harris Irrigation, Hammerberg, Altman, Beaton & Maglio (lawyers), Koala-T, Kristos's Glass, Burtection Systems and Accurate Glass were discussed.

## **BUSINESS ARISING**

- 1) Some elevator issues were discussed including the new automatic door openers, that elevator B is not always leveling properly and the noisy brakes on A.
- 2) There is some white deposits on inside of east stairwell and we may reseal the bricks on this area if budget permits.

## **EASEMENT BUSINESS:**

- 1) No recent easement meeting, we will continue to look at ways to settle some access issues with the other anchor point buildings.

## **BY-LAW INFRACTIONS:**

1. No new bylaw infractions.

**\*\*ALL MOVES MUST BE RESERVED WITH THE MANAGER NO LATER THAN 48 HOURS BEFORE A MOVE. A MOVER MUST GIVE NOTICE EVEN IF VERY LITTLE OR NO FURNITURE IS MOVED AS THE STRATA MUST KNOW WHO RESIDES IN THE BUILDING AND THE OWNER MUST PROVIDE A FORM "K". FINES FOR BREACH OF BYLAW CAN BE UP TO \$200.00.**

**\*\*Owners must keep the strata corporation up to date with new phone numbers and addresses for themselves and their tenants. This is addressed in the bylaws.**

**CORRESPONDENCE:** No new correspondence.

## **NEW BUSINESS:**

- 1) AGM notice has been received for January 24, 2007. Registration will be at 6 PM and meeting at 6:30 PM.
- 2) Building insurance has been renewed as per AGM notice.
- 3) Strata fees will rise by 9.7% as per AGM notice due to higher costs and long term planning.

### **IMPORTANT NOTICE**

\*All residents need to have contents or tenant's insurance to cover a variety of items including suite upgrades, damage due to break-ins, broken windows, building insurance deductibles, public liability, and replacement of their personal belongings, all of which are NOT covered by the building insurance.

TO RECEIVE MINUTES BY E-MAIL, PLEASE SEND YOUR SUITE NUMBER AND E-MAIL ADDRESS TO [anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)

Meeting adjourned at 8:30 P.M. Next meeting is the Annual General meeting on Wednesday, January 24, 2007 at 6:30 P.M.

L. McGillivray,  
Strata Corporation VR 1183  
Tel (604) 689-0708 Fax (604) 689-7909  
[anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)



# MINUTES OF ANNUAL GENERAL MEETING STRATA PLAN VR 1183

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**HELD:** January 24, 2007 at 6:30 p.m. in the Rooftop Lounge, 950 Drake Street, Vancouver, B.C.

**PRESENT:** 41 owners in person or proxy, as per the registration sheet.

**GUESTS:** Bob Adams and Rick Dean from Facilitech Property Management Ltd.

**MANAGER:** Lawrence McGillivray

There was a quorum present at 6:35 p.m. and the meeting was called to order.

## PROOF OF NOTICE:

The notice of January 4, 2007 was accepted as proper Notice of Meeting. The strata council and guests were introduced to the owners.

## MINUTES:

It was moved, seconded and carried to adopt the minutes of the January 26, 2006 Annual General Meeting.

## REPORTS:

Strata Council - President George Schulze thanked council for their hard work during the year and thanked the manager for his efforts.

Manager's Report - Manager gave a quick summation of some of the actions taken by council and management during 2006:

- Replaced ceiling tiles on 1<sup>st</sup> and 9<sup>th</sup> floors.
- Refinish basement floors twice.
- Renovated lobby with new tiles and baseboards and added a new coke machine. Came in about \$3000 under budget.
- Installed electronically-operated door openers in elevators and replaced more contactors in the machine room.
- Replaced main hot water recirculation pipe.
- Lowered roof drains so no water collects on roof.
- Re-roofed, re-sealed and upgraded main parkade stairwell.

- Approved installation of new cable/internet service which will be available early in 2007. Installation delayed because we had to wait for Hydro to replace the power pole in front of building.
- Power smart upgrade completed in whole parkade, which gives brighter light and lower hydro bills. This was achieved at a small fraction of the price originally quoted by engineers.
- Did monthly and yearly fire inspections including parkade.
- Cleaned carpets, awning and windows twice.
- Power-wash the parking garage.
- Power-wash the south side of building.
- Re-sealed all of the south-facing windows.
- Re-sealed the bricks on south side of building.
- Did monthly service and annual safety inspection of elevators.
- Our insurance coverage is current and the building is valued at \$16,506,400.
- Balanced the budget and ended year with a small surplus.

**FINANCIAL REPORT:** It was moved, seconded and carried by majority vote to accept the year-end financial statement for 2006.

### **BUDGET 2007:**

The 2007 budget was presented to the owners and it was moved, seconded and carried by majority vote (after discussion) to adopt the budget of \$310,034 in strata fees (9.7% increase for rising costs and CRF contribution) Total expenses are budgeted for the next year to \$406,586.

**OWNERS: THERE IS A 9.7% INCREASE IN STRATA FEES.**

If you are on PAP (Pre-authorized payment) you have nothing to do. If you are NOT ON PAP, please forward post-dated cheques (including a make-up cheque for 9.7% increase in January) made payable to:

“STRATA PLAN VR 1183”  
c/o Facilitech Property Management Ltd.  
1110 Howe Street  
Vancouver, B.C. V6Z 1R2

### **3/4 VOTE RESOLUTION #1**

“The Owners, Strata Plan VR 1183, approve to transfer the 2006 year’s operating surplus of approximately \$45,000.00 to the Contingency Reserve Fund.”



It was moved, seconded and approved (after discussion) by a vote of 41 in favour, 0 opposed and 0 abstentions.

### **3/4 VOTE RESOLUTION #2**

**"5. Use of Property**

Bylaw 5.8 Clothes Dryers may not be connected to kitchen or bathroom vents due to the incapacity of these vents to handle lint and the resulting damage to common property vents and fans. Only kitchen stove fan hoods may be connected to the kitchen vents and nothing may be connected to the bathroom vents."

It was moved, seconded and approved (after discussion) by vote 41 in favour, 0 against and 0 abstentions.

### **3/4 VOTE RESOLUTION #3**

**"7. Security**

7.4 The maximum number of electronic keys allowed per suited will be the maximum number of residents allowed in the suite plus one." (Refer to Bylaw 5.5)

It was moved, seconded and approved (after discussion) by vote of 40 in favor, 1 opposed and 0 abstentions.

## **NEW BUSINESS**

No new business.

## **ELECTION OF STRATA COUNCIL**

The members of council for 2006 automatically retire from their positions. Owners expressed their appreciation to the outgoing council.

The following owners were nominated for the 2007 strata council:

Anthony Averay	strata lot 117
Marylou Strait	strata lot 123
Eva Ulicna	strata lot 25
Mark Keister	strata lot 96
Benn Duffell	strata lot 126
Dan Schick	strata lot 99
Randy Pierce	strata lot 86
George Schulze	declined

There being no further nominations, nominations were closed and the owners who accepted nominations were declared elected by acclamation.

There being no further business, the meeting was adjourned at 8:00 p.m.

Lawrence McGillivray,  
Manager Strata Plan VR 1183  
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Accounting: Facilitech Property Management Ltd.  
604-684-9940

## MINUTES OF COUNCIL MEETING STRATA PLAN VR 1183

**HELD:** February 21, 2007 at 6:30 p.m. in the Rooftop Lounge,  
950 Drake Street, Vancouver, B.C.

**PRESENT:**

Dan Schick	Strata lot 99
Mark Keister	Strata lot 96
Anthony Averay	Strata lot 117
Randy Pierce	Strata lot 86
Eva Ulicna	Strata lot 25
Marilou Strait	Strata lot 123
Regrets: Benn Duffell	Strata lot 126
Manager: Lawrence McGillivray	

**MINUTES:** of January 11, 2007 meeting approved.

### FINANCIAL REPORT:

1. Monthly Statement-The financial statements ending December 31, 2006 and January 31, 2007 were accepted.
2. CRF-The current balance for the 1st month as at January 31, 2007 in the following funds:

CRF Balance	225,381.48
Current assets	266,414.88 including cashable investments.
3. Arrears - No new liens. One owner is in arrears for a water damage charge. FOR INFO ON YOUR ACCOUNT, CALL FACILITECH PROPERTY MANAGEMENT LTD. AT (604) 684-9940. For owners who are up to date, THANK YOU.
4. Invoices- Invoices from Dolphin Electric, Goodbye Graffiti, West Coast Horticultural, Devak Lock & Key, Sterling Fence, Harris Irrigation, and Burtection Systems were discussed.

### BUSINESS ARISING

1. The elevator upgrades are complete including the "nudging" feature which is a mandatory fire protection mechanism which sounds an alarm and closes elevator doors automatically after it is held open for 20 seconds unless the button is pushed again.



2. Our yearly fire inspection has been quoted, accepted by council and will take place on March 9, 2007.
3. The surplus from 2006 has been transferred to the Contingency Reserve Fund as approved by owners at the AGM.

### **EASEMENT BUSINESS:**

1. Easement meeting on Friday will include a presentation from the Lawyer about various easement issues including shared expense ratios and rights to use certain locker and other shared areas.

### **BY-LAW INFRACTIONS:**

1. Two owners are fined for not submitting a Form "K" within the mandatory two week period. It was noted that there was also no notice of move-in from either suite as required by our bylaws. (The notice of move-in is NOT dependant on whether there is a large amount or any furniture involved in the move-in. It is necessary that council and management know who is residing in the building for everyone's safety)

**\*\*ALL MOVES MUST BE RESERVED WITH THE MANAGER NO LATER THAN 48 HOURS BEFORE A MOVE. A MOVER MUST GIVE NOTICE EVEN IF VERY LITTLE OR NO FURNITURE IS MOVED AS THE STRATA MUST KNOW WHO RESIDES IN THE BUILDING AND THE OWNER MUST PROVIDE A FORM "K". FINES FOR BREACH OF BYLAW CAN BE UP TO \$200.**

**\*\*Owners must keep the strata corporation up to date with new phone numbers and addresses for themselves and their tenants. This is addressed in the bylaws.**

**CORRESPONDENCE:** No new correspondence.

### **NEW BUSINESS:**

1. Marilou Strait has resigned from council as caring for her young daughter makes attending meetings difficult. Council wishes to thank Marilou for her valuable contribution during the last several years.
2. Leila Sisounthone, who previously was on council will be appointed as a replacement council member subject to her acceptance.

3. The new President of VR 1183 council is Anthony Averay, Strata lot 117, the new Vice President is Dan Schick., Strata lot 99 and Treasurer is Eva Ulicna, Strata lot 25.

#### IMPORTANT NOTICE

\*All residents need to have contents or tenant's insurance to cover a variety of items including suite upgrades, damage due to break-ins, broken windows, building insurance deductibles, public liability, and replacement of their personal belongings, all of which are NOT covered by the building insurance.

TO RECEIVE MINUTES BY E-MAIL, PLEASE SEND YOUR SUITE NUMBER AND E-MAIL ADDRESS TO [anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)

Meeting adjourned at 7:30 P.M. Next meeting is on Wednesday, March 28, 2007 at 6:30 P.M.

L. McGillivray,  
Strata Corporation VR 1183  
Tel. (604) 689-0708 Fax 689-7909  
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# MINUTES OF COUNCIL MEETING STRATA PLAN VR 1183

**HELD:** March 28, 2007 at 6:30 p.m. in the Rooftop Lounge,  
950 Drake Street, Vancouver, B.C.

**PRESENT:**

Dan Schick	Strata lot 99
Mark Keister	Strata lot 96
Anthony Averay	Strata lot 117
Ben Duffel	Strata lot 126
Eva Ulicna	Strata lot 25
Regrets: Randy Pierce	Strata lot 86
Leila Sishouthone	
Manager: Lawrence McGillivray	

**MINUTES:** of February 21, 2007 meeting approved.

## FINANCIAL REPORT:

1. Monthly Statement-The financial statements ending February 28, 2007 were accepted.
2. CRF-The current balance for the 3rd month as at February 28, 2007 in the following funds:

CRF Balance	225,648.31.48
Current assets	273,042.73 including cashable investments.
3. Arrears - No new liens. FOR INFO ON YOUR ACCOUNT, CALL FACILITECH PROPERTY MANAGEMENT LTD. AT (604) 684-9940. For owners who are up to date, THANK YOU.
4. Invoices- Invoices from Devak Lock & Key, Weststar Restoration (courtyard repairs), Voltech Fire Protection, Custom Carpet Cleaning Services Ltd., Professional Mechanical, and Burtection Systems were discussed.

## BUSINESS ARISING

1. The elevator company has not done some maintenance work that was requested some weeks ago and has been informed that their bill won't be paid until the work is brought up-to-date.



2. Our yearly fire inspection has been done on March 9, 2007. There was a minor deficiency list (\$167.00) which included a couple of hose nozzles and this will be done this month.

## **EASEMENT BUSINESS:**

1. Easement meeting with the lawyer revealed that we are in compliance with the registered legal documents on most items including cost sharing for the parking easement and general maintenance. The outdoor (courtyard level) easement expenses should be split 1/3 each rather than the current formula in which we pay 30.9%. This is a minor change.
2. Tower 1 and Tower 3 people do retain the right to use our laundry room as this is registered in the original documents. We retain right to make rules, set charges and may ask other buildings to pay some of the maintenance costs, although it's not clear how that would or could be calculated. We retain all the income from the laundry.
3. Tower 1 has a bike room which is in their strata plan and they don't have to allow other towers to put their bikes there. The room is not big enough for all the bikes from all three towers anyway. Tower 3 is currently using locker rooms in our building which they have no easement right to use. Council will negotiate with Tower 3 to free up one room for our own use and possibly lease some or portions of the other rooms to them.
4. The lawyer also talked about the idea that the strata corporations could amalgamate and thereafter have one council and set of bylaws for the whole complex. This would be expensive and time-consuming. It is likely not possible as the three buildings have different existing financial and maintenance conditions and all three strata corporations would have to agree to this unanimously by a  $\frac{3}{4}$  vote at their respective AGM's.

## **BY-LAW INFRACTIONS:**

1. An owner is fined for not submitting an application to do renovations, see bylaws section 17, 18, and 19. Any owner wanting to do renovations must submit a WRITTEN application and obtain approval BEFORE any renovation work is started.

**\*\*ALL MOVES MUST BE RESERVED WITH THE MANAGER NO LATER THAN 48 HOURS BEFORE A MOVE. A MOVER MUST GIVE NOTICE EVEN IF VERY LITTLE OR NO FURNITURE IS MOVED AS THE STRATA MUST KNOW WHO RESIDES IN THE BUILDING AND THE OWNER MUST PROVIDE A FORM "K". FINES FOR BREACH OF BYLAW CAN BE UP TO \$200.00.**

**\*\*Owners must keep the strata corporation up to date with new phone numbers and addresses for themselves and their tenants. This is addressed in the bylaws.**

**CORRESPONDENCE:** following correspondence was presented to council.

1. An owner has informed council that every Saturday afternoon, someone is doing noisy renovation work in the courtyard, but it is not from our building. The message has been forwarded to Tower 1 and Tower 3. We have no power of fining or enforcement of bylaws against residents of the other two towers, but we hope their council and staff will cooperate in this matter.

**NEW BUSINESS:** No other new business.

#### IMPORTANT NOTICE

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TO RECEIVE MINUTES BY E-MAIL, PLEASE SEND YOUR SUITE NUMBER AND E-MAIL ADDRESS TO [anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)

Meeting adjourned at 7:45 P.M. Next meeting is on Wednesday, April 25, 2007 at 6:30 P.M.

L. McGillivray,  
Strata Corporation VR 1183  
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[anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)





## MINUTES OF COUNCIL MEETING STRATA PLAN VR 1183

**HELD:** April 25, 2007 at 6:30 p.m. in the Rooftop Lounge, 950 Drake Street, Vancouver, B.C.

**PRESENT:**

Dan Schick	Strata lot 99
Mark Keister	Strata lot 96
Anthony Averay	Strata lot 117
Randy Pierce	Strata lot 86
Leila Sisounthone	Strata lot 25
Regrets: Benn Duffell	Strata lot 126
Eva Ulicna	Strata lot 25
Manager: Lawrence McGillivray	

**MINUTES:** of March 28, 2007 meeting approved.

### FINANCIAL REPORT:

1. Monthly Statement-The financial statements ending March 31, 2007 were accepted.
2. CRF-The current balance for the 3rd month as at March 31, 2007 in the following funds:

CRF Balance	225,915.14
Current assets	273,966.38 including cashable investments.
3. Arrears - No new liens. FOR INFO ON YOUR ACCOUNT, CALL FACILITECH PROPERTY MANAGEMENT LTD. AT (604) 684-9940. For owners who are up to date, THANK YOU.
4. Invoices - Invoices from Wood Wyant, Voltech Fire Protection, and Koala-T Plumbing were discussed.

### BUSINESS ARISING

1. The elevator company has not done some maintenance work that was requested some weeks ago and has not been paid as the work is still not up to date.

## **EASEMENT BUSINESS:**

1. Next meeting will include Halsall's assessment of priority repairs for parking garage.
2. Electrical invoices from tower 1 have been sent out. Our invoice is wrong as it doesn't account for the bill we already paid in 2006.
3. Our current sprinkler company doesn't have time to do some maintenance work to get sprinklers working by tower 2, so we will use a different company for this work.
4. Motorcycle parking is allocated as follows MC1-tower3, MC2-tower1, MC3-tower2, MC4-tower2, MC5-tower1, MC6-tower3 and MC7 and MC8 will be allocated as necessary.
5. Council has instructed the manager to send a letter to tower 3 (VR1184) informing them that we need locker room #8 for our own purposes, and to please vacate by August 1, 2007 when we will change the locks. We are also offering the balance of the lockers in our basement on a rental basis to tower 3 at \$25 each per month. Two lawyers from different companies have given opinions that there is no registered legal easement on any of these rooms that are within our strata plan so it is up to us (VR1183) how we wish to use the rooms.

## **BY-LAW INFRACTIONS:**

1. An owner is fined for not submitting an application to do renovations, see bylaws section 17, 18, and 19. Any owner wanting to do renovations must submit a WRITTEN application and obtain approval BEFORE any renovation work is started.
2. An owner is fined for no Form "K" within the two weeks as stipulated by the Act and by our bylaws. Owner is warned for no move-in notice or names and phone numbers of new tenants.

**\*\*ALL MOVES MUST BE RESERVED WITH THE MANAGER NO LATER THAN 48 HOURS BEFORE A MOVE. A MOVER MUST GIVE NOTICE EVEN IF VERY LITTLE OR NO FURNITURE IS MOVED AS THE STRATA MUST KNOW WHO RESIDES IN THE BUILDING AND THE OWNER MUST PROVIDE A FORM "K". FINES FOR BREACH OF BYLAW CAN BE UP TO \$200.**

**\*\*Owners must keep the strata corporation up to date with new phone numbers and addresses for themselves and their tenants. This is addressed in the bylaws.**

## **CORRESPONDENCE:** No new correspondence

## **NEW BUSINESS:**

1. We still have a contract with our pest control company to trap pigeons and manager is directed to find out if we can do anything more on the heating vent to keep them away.
2. M/S/C by council that Leila Sisounthone has been appointed to serve on council until the next AGM as we had a council member resign.

## **IMPORTANT NOTICE**

\*All residents need to have contents or tenant's insurance to cover a variety of items including suite upgrades, damage due to break-ins, broken windows, building insurance deductibles, public liability, and replacement of their personal belongings, all of which are NOT covered by the building insurance.

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Meeting adjourned at 7:45 P.M. Next meeting is on Wednesday, June 6, 2007 at 6:30 P.M.

L. McGillivray,  
Strata Corporation VR1183  
Tel. (604) 689-0708 Fax (604) 689-7909  
[anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)



# MINUTES OF COUNCIL MEETING

## STRATA PLAN VR 1183

**HELD:** June 6, 2007 at 6:30 p.m. in the Rooftop Lounge, 950 Drake Street, Vancouver, B.C.

**PRESENT:**

Dan Schick	Strata lot 99
Mark Keister	Strata lot 96
Anthony Averay	Strata lot 117
Leila Sisounthone	Strata lot 25
Regrets: Randy Pierce	Strata lot 86
Benn Duffell	Strata lot 126
Eva Ulicna	Strata lot 25
Manager: Lawrence McGillivray	

**MINUTES:** of April 25, 2007 meeting approved.

### FINANCIAL REPORT:

1. Monthly Statement-The financial statements ending April 30, 2007 were accepted.
2. CRF-The current balance for the 4th month as at April 30, 2007 in the following funds:

CRF Balance	226,181.97
Current assets	282,413.09.38 including cashable investments.
3. Arrears- No new liens. FOR INFO ON YOUR ACCOUNT, CALL FACILITECH PROPERTY MANAGEMENT LTD. AT (604) 684-9940. For owners who are up to date, THANK YOU.
4. Invoices- Invoices from Solar Reflections, Otis Canada Inc., Accurate Glass Ltd., Altima Group, Allstar Waterproof and Restorations, West Coast Horticulture, Overhead Maintenance, and Koala-T Plumbing were discussed.

### BUSINESS ARISING

- 1) The elevator company has re-built the main electric motor for elevator 'B'. We have replaced all the main contactors for both elevators and installed new brakes on elevator 'B'. Otis is still working to correct problems with braking and leveling of the elevator. For the safety of the residents we will not use this elevator until these problems are fully corrected. Otis has been working continuously on this problem and 'B' will be operating again within the next few days.

- 2) We have quotes from three companies to do the upgrade on the security video system. One quote is substantially lower than the others. Full Spectrum is the lowest bidder and will finish the job in the next week. We should come in about \$1500 under budget.
- 3) Because we were getting serious glare problems from the back door on the security camera, we have installed window-darkening on that door. The camera will now work well in the afternoon.

## **EASEMENT BUSINESS:**

- 1) Next meeting will include Halsall's assessment of priority repairs for parking garage.
- 2) Electrical invoice from tower 1 for 2007, based on 2006 figures has been paid.
- 3) Manager has sent the letter to tower 3 indicating we will be using one of the rooms currently used for tower 3 storage lockers. Our plan is to have our own bike room by August, as we haven't had one since tower 1 took possession of the one in their building we used to share. Manager has also posted the change-over notice on the locker door.
- 4) The courtyard stairwell work has been paid. This was a substantial renovation of membrane, roof and brick re-pointing.

## **BY-LAW INFRACTIONS:**

1. No new bylaw infractions.

**\*\*ALL MOVES MUST BE RESERVED WITH THE MANAGER NO LATER THAN 48 HOURS BEFORE A MOVE. A MOVER MUST GIVE NOTICE EVEN IF VERY LITTLE OR NO FURNITURE IS MOVED AS THE STRATA MUST KNOW WHO RESIDES IN THE BUILDING AND THE OWNER MUST PROVIDE A FORM "K". FINES FOR BREACH OF BYLAW CAN BE UP TO \$200.**

**\*\*Owners must keep the strata corporation up to date with new phone numbers and addresses for themselves and their tenants. This is addressed in the bylaws.**

**CORRESPONDENCE:** following correspondence was presented to council.

- 1) An owner has asked if they may have a small sandbox on the roof for their child. They have agreed to take full responsibility for maintenance. Council has given permission provided there are no serious conflicts with other 10<sup>th</sup> floor users.



## NEW BUSINESS:

- 1) The front door awning and skylights have been cleaned as per biannual schedule.
- 2) The front door bottom pivot has been replaced due to wear.
- 3) A council member asked if we could put bird spikes on top of the chimney as it is a popular place for pigeons. The trapping program will continue. We will also try to get a quote for individual residents who wish to put them on their balcony. Manager also suggested that we all watch the building exterior for evidence of a nest and pigeons gathering as we have had to clean certain balconies in previous years in cases where the owner or resident was not keeping it clean.
- 4) Council reviewed this month's renovation applications. We are getting 3-4 renovations every month in recent months.

## IMPORTANT NOTICE

\*All residents need to have contents or tenant's insurance to cover a variety of items including suite upgrades, damage due to break-ins, broken windows, building insurance deductibles, public liability, and replacement of their personal belongings, all of which are NOT covered by the building insurance.

TO RECEIVE MINUTES BY E-MAIL, PLEASE SEND YOUR SUITE NUMBER AND E-MAIL ADDRESS TO [anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)

Meeting adjourned at 7:45 P.M. Next meeting is on Thursday, July 12, 2007 at 6:30 P.M.

L. McGillivray,  
Strata Corporation VR1183  
Tel. (604) 689-0708 Fax (604) 689-7909  
[anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)



## MINUTES OF COUNCIL MEETING STRATA PLAN VR 1183

**HELD:** July 12, 2007 at 6:30 p.m. in the Rooftop Lounge, 950 Drake Street, Vancouver, B.C.

**PRESENT:**

Dan Schick	Strata lot 99
Mark Keister	Strata lot 96
Anthony Averay	Strata lot 117
Leila Sisounthone	Strata lot 53
Randy Pierce	Strata lot 86
Benn Duffell	Strata lot 126
Regrets: Eva Ulicna	Strata lot 25
Manager: Lawrence McGillivray	

**MINUTES:** of June 6, 2007 meeting approved.

### FINANCIAL REPORT:

- 1) Monthly Statement-The financial statements ending May 31, 2007 were accepted.
- 2) CRF-The current balance for the 5th month as at May 31, 2007 in the following funds:

CRF Balance	228,621.47
Current assets	284,985.31 including cashable investments.
- 3) Arrears - No new liens. FOR INFO ON YOUR ACCOUNT, CALL FACILITECH PROPERTY MANAGEMENT LTD. AT (604) 684-9940. For owners who are up to date, THANK YOU.
- 4) Invoices - Invoices from Cobra Integrated Systems, Over the Top Cleaners (window washing), Professional Mechanical, Safe and Secure Locksmiths, Accurate Glass, Mantis Pest Control, Full Spectrum and Koala-T Plumbing were discussed. A quote from Houle Electric was discussed for cleaning the electrical vaults. This must be done every three years and is compulsory.

### BUSINESS ARISING

Elevator 'B' is working fairly well again, but there are still a few maintenance issues and Otis will not be paid until all of these are dealt with.

The upgrade on the video security system is finished and we now have colour, digital cameras. Residents will notice the better quality in the front door entry camera.

### **EASEMENT BUSINESS:**

- 1) Notice has been given to tower 3 to vacate the locker room by August 1 and we will then change locks and create a bike room. Council has authorized the manager to charge for bike locker keys, but there will be no monthly charge for the facility.

### **BY-LAW INFRACTIONS:**

- 1) Warnings have been given to two suites about having pigeons nesting on their balconies. All owners are responsible to keep their balconies clean, including when residents are on holidays. Manager will inspect the balconies to make sure they have complied.
- 2) Warnings have been given to four suites about planters attached to and mounted outside the railing of their balconies. This is a bylaw and a safety issue.
- 3) Warning has been given to a suite that was displaying black plastic in the windows. All window coverings must be white or off-white according to our bylaws.

**\*\*ALL MOVES MUST BE RESERVED WITH THE MANAGER NO LATER THAN 48 HOURS BEFORE A MOVE. A MOVER MUST GIVE NOTICE EVEN IF VERY LITTLE OR NO FURNITURE IS MOVED AS THE STRATA MUST KNOW WHO RESIDES IN THE BUILDING AND THE OWNER MUST PROVIDE A FORM "K". FINES FOR BREACH OF BYLAW CAN BE UP TO \$200.**

**\*\*Owners must keep the strata corporation up to date with new phone numbers and addresses for themselves and their tenants. This is addressed in the bylaws.**

**CORRESPONDENCE:** following correspondence was presented to council.

- 1) An owner has stated that he had clothing stolen from the laundry room. The owner also questioned why the other two towers residents have access to our laundry room. These residents have a registered legal easement right to access our laundry room and some locker rooms.



Strata council advises that this is a public area and everyone must monitor their own clothing. However, council does agree that it may be helpful to have a security camera for future reference and manager will have one installed in the next week. Because we came in under budget on the upgrade of the video security system then, M/S/C "Allow manager to spend up to \$1200.00 to have an additional camera installed in the laundry room."

## **NEW BUSINESS:**

- 1) Council reviewed this month's renovation applications. We have 3 new renovation applications this month.
- 2) A suite is reported they have bedbugs. The pest control company has treated the suite and the mattress and bedding have been thrown out. Manager will make sure the follow up visit by a pest control company does occur as there was some dispute about the bill. We can treat up to 3 suites per month as part of our contract for a variety of pests, but this does not include bedbugs. No other suite has ever reported bedbugs before and we hope this is the end of the issue. The storage areas are treated for pests every month.

## **IMPORTANT NOTICE**

\*All residents need to have contents or tenant's insurance to cover a variety of items including suite upgrades, damage due to break-ins, broken windows, building insurance deductibles, public liability, and replacement of their personal belongings, all of which are NOT covered by the building insurance.

TO RECEIVE MINUTES BY E-MAIL, PLEASE SEND YOUR SUITE NUMBER AND E-MAIL ADDRESS TO [anchorpoint2@shaw.ca](mailto:anchorpoint2@shaw.ca)

Meeting adjourned at 8:00 P.M. Next meeting is on Thursday, September 13, 2007 at 6:30 P.M.

Manager will be away about 2 weeks starting August 11

L. McGillivray,  
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