



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** May 27, 2009

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #42

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
	Doug Robert	Vice President	<b>DR</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Dal Fleischer	Secretary	<b>DF</b>
	Gigi Ngoh	Council Member	<b>GN</b>
	Joe Hersch	Council Member	<b>JH</b>
	Melissa Lopez	Council Member	<b>ML</b>
	Rade & Nancy	Building Managers	<b>BM</b>
	Enrique Talens	Strata Manager	<b>PM</b>
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	

**ABSENT with regrets:**

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, May 19, 2009 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, June 16, 2009 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)41.1	Upon subsequent inspection, it was determined by the plumber that the hot water PRV need not be replaced. Worn parts have been replaced.	PM	CLOSED
2)41.2	The Lobby Office sofa set has been stolen. Investigation ongoing.	PM	CLOSED
2)42.1	An 11 <sup>th</sup> floor owner reported a water stain above the refrigerator. Building Manager is investigating the source.	BM	6/16/09
2)42.2	A 3 <sup>rd</sup> floor tenant made an emergency call to Century 21 due to toilet overflow. The plumber & restoration crew were dispatched. It was determined that the overflow was caused by negligence. Strata Manager to inform the rental agent.	PM	6/16/09
2)42.3	A 24 <sup>th</sup> floor resident was caught on camera leaving a computer monitor in the garbage area. Strata Manager to send a letter informing the owner of a removal fee & fine as this is a bylaw violation (please refer to <b>bylaw #33 Garbage Disposal</b> ).	PM	6/16/09
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
	A reminder that balconies are limited common property. There are very specific procedures to be followed before making an alteration to limited common property. For example, an owner must receive not only written approval, but also authorize the presentation of a $\frac{2}{3}$ vote resolution at an AGM. For full details, please refer to bylaw - <b>ALTERING COMMON PROPERTY 6(1) &amp; (2)</b> .		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)41.1	March & April Financial Statements have been approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
5)41.1	Awaiting quotes for annual maintenance.	PM	6/16/09
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)41.1	Noise complaint received from a 5 <sup>th</sup> floor resident regarding a 6 <sup>th</sup> floor resident. Owner of 6 <sup>th</sup> floor unit to be fined. Letter has been sent to the owner of the 6 <sup>th</sup> floor unit informing unit owner of fine.	PM	CLOSED
6)41.2	A 5 <sup>th</sup> floor resident requested the use of the Lobby Office for an event. Request is denied as the Lobby Office is not available for the use of events at this time. Resident has been informed.	BM	CLOSED
6)41.3	Renovation request was received from a 4th floor unit owner. Request is granted. Owner has been informed in writing.	PM	CLOSED
6)41.4	Renovation request was received from a 5 <sup>th</sup> floor unit owner. Request is granted <i>subject to conditions</i> . Owner has been informed in writing.	PM	CLOSED
6)41.5	Owner of a 6 <sup>th</sup> floor unit offered to sell the Strata their sofa set to be used in the Lobby Office. Council inspected the sofa set & found it in good condition. The set has been purchased and is now located in the Lobby Office.	PM	CLOSED
6)42.1	Renovation request was received from a 6 <sup>th</sup> floor unit owner. Request is granted <i>subject to the condition that the owner MUST ensure that the pipes in question are frozen by a qualified plumber</i> . Strata Manager to inform owner.	PM	6/16/09

6)42.2	Request for ceiling restoration was received from a 23 <sup>rd</sup> floor owner. Request is granted. Strata Manager to inform owner.	PM	6/16/09
6)42.3	Request to waive interest in fines was received from a 5 <sup>th</sup> floor owner via the property agent. Request is denied. Strata Manager to inform the owner (via the property agent).	PM	6/16/09
7)	<b>SECURITY</b>		
7)41.1	Back alley emergency exit camera has been installed.	DR	CLOSED
8)	<b>INSURANCE</b>		
9)	<b>GARBAGE</b>		
10)	<b>ELEVATORS</b>		
11)	<b>GARAGE PARKADES</b>		
12)	<b>SOCIAL EVENTS</b>		
13)	<b>REMINDERS</b>		
14)	<b>LOCKERS</b>		
15)	<b>WINDOW CLEANING</b>		
16)	<b>FIRE INSPECTION</b>		
17)	<b>STAIRWELLS</b>		
18)	<b>MOVE- INS / MOVE-OUTS</b>		
19)	<b>MAIL ROOM</b>		
20)	<b>BUILDING ENVELOPE</b>		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is underway.	PM	Ongoing
21)	<b>CLEANING</b>		
21)41.1	The sidewalks, foundation walls, loading bay & entrances will be power washed.	BM	6/16/09
22)	<b>PLUMBING</b>		
23)	<b>MECHANICAL</b>		
23)41.1	There is an ongoing investigation regarding the back up generator. Awaiting quotes & procedures from Strata Manager.	PM	Ongoing
24)	<b>ELECTRICAL</b>		
25)	<b>DRYER DUCTS / VENTS</b>		
26)	<b>VISITOR PARKING</b>		
27)	<b>BACK BURNER LIST</b>		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	<b>NEW BUSINESS</b>		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing

28)36.1	Strata Manager sent letter to 18th floor unit owner requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009. Owner will remove balcony floor tiles & coordinate further repairs with building engineer	PM	Ongoing
28)41.1	Residents from an 8 <sup>th</sup> floor unit used the elevator for a move without notifying the Building Manager. Strata Manager sent letter informing unit owner of fine.	PM	CLOSED
28)42.1	A 19 <sup>th</sup> floor unit has balcony floor tiles. Strata Manager to send letter to inform the owner that this is a bylaw violation.	PM	6/16/09
28)42.2	The Building Managers, Rade & Nancy, requested vacation time for the period of June 28 – July 13 2009. Council granted their request.	PM	CLOSED

**Meeting Adjourned at 9:15 P.M.**



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7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** April 28, 2009

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #41

Building Managers' Office Telephone: 604-689-9802  
Messages are checked three times a day  
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
	Dal Fleischer	Secretary	<b>DF</b>
	Gigi Ngoh	Council Member	<b>GN</b>
	Joe Hersch	Council Member	<b>JH</b>
	Melissa Lopez	Council Member	<b>ML</b>
	<b>ABSENT with regrets:</b>	Rade & Nancy	Building Managers
	Enrique Talens	Strata Manager	<b>PM</b>
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	

<b>ABSENT with regrets:</b>	Doug Robert	Vice President	<b>DR</b>
	Claire Kalfon	Treasurer	<b>CK</b>

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, April 21, 2009 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, May 19, 2009 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)40.1	19 <sup>th</sup> floor unit was observed to have furniture in the garbage room. Unit was assessed fine for by-law violation as well as a handling and disposal fee for removal.	PM	CLOSED
2)41.1	Hot water PRV to be replaced.	PM	5/19/09
2)41.2	The Lobby Office sofa set has been stolen. Investigation underway.	PM	Ongoing
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
	A reminder that balconies are limited common property. There are very specific procedures to be followed before making an alteration to limited common property. For example, an owner must receive not only written approval, but also authorize the presentation of a $\frac{3}{4}$ vote resolution at an AGM. For full details, please refer to bylaw - ALTERING COMMON PROPERTY 6(1) & (2).		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)41.1	March Financial Statements will be reviewed at the next Council meeting.	CK	5/19/09
<b>5)</b>	<b>GARDENING REPORT</b>		
5)41.1	Awaiting quotes for annual maintenance.	PM	5/19/09
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)41.1	Noise complaint received from a 5 <sup>th</sup> floor resident regarding a 6 <sup>th</sup> floor resident. Owner of 6 <sup>th</sup> floor unit to be fined. Property Manager to send letter to the owner of the 6 <sup>th</sup> floor unit informing unit owner of fine.	PM	5/19/09
6)41.2	A 5 <sup>th</sup> floor resident requested the use of the Lobby Office for an event. Request is denied as the Lobby Office is not available for the use of events at this time. Building Manager to inform resident.	BM	5/19/09
6)41.3	Renovation request was received from a 4th floor unit owner. Request is granted. Property Manager to inform the owner.	PM	5/19/09
6)41.4	Renovation request was received from a 5 <sup>th</sup> floor unit owner. Request is granted <i>subject to conditions</i> . Property Manager to inform the owner.	PM	5/19/09
6)41.5	Owner of a 6 <sup>th</sup> floor unit offered to sell the Strata their sofa set to be used in the Lobby Office. Council inspected the sofa set & found it in good condition. Council agreed to purchase it to replace the stolen set.	PM	5/19/09
<b>7)</b>	<b>SECURITY</b>		
7)41.1	Back alley emergency exit camera to be installed.	DR	5/19/09
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
<b>10)</b>	<b>ELEVATORS</b>		
<b>11)</b>	<b>GARAGE PARKADES</b>		
<b>12)</b>	<b>SOCIAL EVENTS</b>		

13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is underway.	PM	Ongoing
21)	CLEANING		
21)41.1	The sidewalks, foundation walls, loading bay & entrances will be power washed.	BM	5/19/09
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Awaiting quotes & procedures from Property Manager.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009.	PM	Ongoing
28)40.1	Awaiting quotes regarding possible installation of camera at the back alley emergency exit.	PM	CLOSED
28)41.1	Residents from an 8 <sup>th</sup> floor unit used the elevator for a move without notifying the Building Manager. Unit to be fined, and Property Manager to send letter informing unit owner of fine.	PM	5/19/09

Meeting Adjourned at 9:40 P.M.



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7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** March 23, 2009

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #40

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Dal Fleischer	Secretary	<b>DF</b>
	Joe Hersch	Council Member	<b>JH</b>
	Gigi Ngoh	Council Member	<b>GN</b>
	Rade & Nancy	Building Managers	<b>BM</b>
<b>ABSENT with regrets:</b>	Enrique Talens	Strata Manager	<b>PM</b>
	Century 21 Prudential Estates (RMD) Ltd. Property Management Division		

<b>ABSENT with regrets:</b>	Doug Robert	Vice President	<b>DR</b>
	Melissa Lopez	Council Member	<b>ML</b>

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, March 17, 2009 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, April 21, 2009 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
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| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |



<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)39.1	4 <sup>th</sup> floor unit did not pay move in/move out fee and has not filled out a Form K. Unit was assessed two separate fines for two by-law violations.	PM	CLOSED
2)39.2	2 <sup>nd</sup> floor unit moved out during off hours. They were also observed leaving miscellaneous items on loading dock. Unit was assessed fine for by-law violation as well as a handling and disposal fee for garbage removal.	PM	CLOSED
2)39.3	8 <sup>th</sup> floor unit moved out during off hours. Unit was assessed fine for by-law violation.	PM	CLOSED
2)39.4	5 <sup>th</sup> floor unit was observed moving construction material without booking an elevator. Unit was assessed fine for by-law violation.	PM	CLOSED
2)39.5	4 <sup>th</sup> floor unit was sent letter of warning regarding observed breach of security.	PM	CLOSED
2)40.1	19 <sup>th</sup> floor unit was observed to have furniture in the garbage room. Unit will be assessed fine for by-law violation as well as a handling and disposal fee for removal.	PM	4/17/2009
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
	<u>Visitor parking</u> A reminder to have a valid pass displayed and please observe the time limits. No resident parking is allowed on the P1 level.		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)40.1	February Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)39.1	Second letter of noise complaint received regarding 10th floor unit. Strata Manager assessed fine for by-law violation.	PM	CLOSED
6)40.1	Renovation request was received from 3 <sup>rd</sup> floor unit. Request was approved.		
<b>7)</b>	<b>SECURITY</b>		
7)38.1	Quote received regarding installations of a new camera and a new fob reader. Awaiting a second quote. Quotes received were deemed too expensive to go ahead with at this time.	DR	CLOSED
7)40.1	On Friday, March 13 <sup>th</sup> , a person was arrested for spray painting graffiti on the wall above the garbage room. We are pressing charges. Thank you to the person who went out of their way to report it to Council as it was happening.		
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
<b>10)</b>	<b>ELEVATORS</b>		
<b>11)</b>	<b>GARAGE PARKADES</b>		
<b>12)</b>	<b>SOCIAL EVENTS</b>		
<b>13)</b>	<b>REMINDERS</b>		

14)	LOCKERS		
15)	WINDOW CLEANING		
15)30.1	Window washing will be scheduled as soon as the envelope work is completed for the year. Window washing was completed on March 18th, 19th, and 20th, 2009.	PM	CLOSED
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase to begin this Spring.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the Bylaws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009.	PM	Ongoing
28)40.1	Awaiting quotes regarding possible installation of camera at the back alley emergency exit.	PM	4/17/2009

**Meeting Adjourned at 9:05 P.M.**



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7320 Westminster Highway  
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Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** February 27, 2009

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #39

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For after hours' emergencies, please contact  
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<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
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	Dal Fleischer	Secretary	<b>DF</b>
	Melissa Lopez	Council Member	<b>ML</b>
	Joe Hersch	Council Member	<b>JH</b>
	Enrique Talens	Strata Manager	<b>PM</b>
	Century 21 Prudential Estates (RMD) Ltd. Property Management Division		
	Rade & Nancy	Building Managers	<b>BM</b>
<b>ABSENT with regrets:</b>	Doug Robert	Vice President	<b>DR</b>
	Gigi Ngoh	Council Member	<b>GN</b>

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, February 17, 2009 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, April 21, 2009 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
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<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)38.1	Letter received from 15 <sup>th</sup> floor unit complaining that water was dripping onto his car from the parkade ceiling. Building Manager to monitor in case repair is required. Strata Manager sent letter explaining that the problem is probably due to the heavy snow this winter and the amount of water accumulated on the parkade floors.	PM	CLOSED
2)38.2	Letter of complaint received regarding loud noise from a 10 <sup>th</sup> floor unit. Strata Manager sent letter of warning.	PM	CLOSED
2)39.1	4 <sup>th</sup> floor unit did not pay move in/move out fee and has not filled out a Form K. Unit will be assessed two separate fines for two by-law violations.	PM	3/21/09
2)39.2	2 <sup>nd</sup> floor unit moved out during off hours. They were also observed leaving miscellaneous items on loading dock. Unit will be assessed fine for by-law violation as well as a fee for garbage removal.	PM	3/21/09
2)39.3	8 <sup>th</sup> floor unit moved out during off hours. Unit will be assessed fine for by-law violation.	PM	3/21/09
2)39.4	5 <sup>th</sup> floor unit was observed moving construction material without booking an elevator. Unit will be assessed fine for by-law violation.	PM	3/21/09
2)39.5	4 <sup>th</sup> floor unit to be sent letter of warning regarding observed breach of security.	PM	3/21/09
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)39.1	January Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)38.1	Letter was received from 5 <sup>th</sup> floor unit asking for reversal of fines. Letter was sent stating request has been denied as warning letters were previously sent.	PM	CLOSED
6)38.1	Strata Manager sent 2 <sup>nd</sup> floor unit a letter of warning regarding dog feces on balcony.	PM	CLOSED
6)39.1	Second letter of noise complaint received regarding 10th floor unit. Strata Manager to assess fine for by-law violation.	PM	3/21/09
<b>7)</b>	<b>SECURITY</b>		
7)38.1	Quote received regarding installations of a new camera and a new fob reader. Awaiting a second quote.	DR	3/21/09
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
<b>10)</b>	<b>ELEVATORS</b>		
<b>11)</b>	<b>GARAGE PARKADES</b>		
<b>12)</b>	<b>SOCIAL EVENTS</b>		
<b>13)</b>	<b>REMINDERS</b>		

14)	LOCKERS		
15)	WINDOW CLEANING		
15)30.1	Window washing will be scheduled as soon as the Envelope work is completed for the year.	PM	Ongoing
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)35.5	Council received a complaint regarding loud music coming from a 14 <sup>th</sup> floor unit. Strata Manager sent letter of warning.	PM	CLOSED
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009.	PM	Ongoing

Meeting Adjourned at 9:05 P.M.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** January 28, 2009

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #38

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
	Doug Robert	Vice President	<b>DR</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Gigi Ngoh	Council Member	<b>GN</b>
	Melissa Lopez	Council Member	<b>ML</b>
	Joe Hersch	Council Member	<b>JH</b>
	Enrique Talens	Strata Manager	<b>PM</b>
	Century 21 Prudential Estates (RMD) Ltd. Property Management Division		
	Rade & Nancy	Building Managers	<b>BM</b>

<b>ABSENT with regrets:</b>	Dal Fleischer	Secretary	<b>DF</b>
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**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, January 20, 2009 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, February 17, 2009 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)37.1	25 <sup>th</sup> floor unit left furniture items in garbage area. Unit was assessed fine for by-law violation.	PM	CLOSED
2)37.2	4 <sup>th</sup> floor unit moved some furniture out without booking an elevator. Strata Manager sent letter of warning.	PM	CLOSED
2)38.1	Letter received from 15 <sup>th</sup> floor unit complaining that water was dripping onto his car from the parkade ceiling. Strata Manager to send letter explaining that the problem is probably due to the heavy snow this winter and the amount of water accumulated on the parkade floors. Building Manager to monitor in case repair is required.	PM	2/17/09
2)38.2	Letter of complaint received regarding loud noise from a 10 <sup>th</sup> floor unit. Strata Manager to send letter of warning.	PM	2/17/09
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)38.1	December Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)37.1	Renovation request received from 25 <sup>th</sup> floor unit. Strata received necessary forms. Renovation request was approved.	PM	CLOSED
6)38.1	Letter was received from 5 <sup>th</sup> floor unit asking for reversal of fines. Request was denied as warning letters were previously sent.	PM	2/17/09
6)38.1	Strata Manager to send 2 <sup>nd</sup> floor unit a letter of warning regarding dog feces on balcony.	PM	2/17/09
<b>7)</b>	<b>SECURITY</b>		
7)38.1	Quote received regarding installations of a new camera and a new fob reader. Awaiting a second quote.	DR	2/17/09
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
	A reminder to please flatten all boxes before recycling.		
<b>10)</b>	<b>ELEVATORS</b>		
<b>11)</b>	<b>GARAGE PARKADES</b>		
<b>12)</b>	<b>SOCIAL EVENTS</b>		
<b>13)</b>	<b>REMINDERS</b>		
<b>14)</b>	<b>LOCKERS</b>		
<b>15)</b>	<b>WINDOW CLEANING</b>		
15)30.1	Window washing will be scheduled as soon as the Envelope work is completed for the year.	PM	Ongoing
<b>16)</b>	<b>FIRE INSPECTION</b>		

17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)35.5	Council received a complaint regarding loud music coming from a 14 <sup>th</sup> floor unit. Strata Manager to send letter of warning.	PM	2/17/09
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009.	PM	Ongoing

**Meeting Adjourned at 9:10 P.M.**





Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** December 19 , 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #37

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
	Dal Fleischer	Vice President	<b>DF</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Doug Robert	Secretary	<b>DR</b>
	Gigi Ngoh	Council Member	<b>GN</b>
	Melissa Lopez	Council Member	<b>ML</b>
	Joe Hersch	Council Member	<b>JH</b>
	Enrique Talens	Strata Manager	<b>PM</b>
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	
	Rade & Nancy	Building Managers	<b>BM</b>

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, December 16, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, January 20, 2009 @ 7:00 PM – Lobby Office

### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)24.5	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. The Building Manager will attempt to clean and the cost will be charged back to units involved. This project will be deferred to the Spring when it is warmer.	BM PM	CLOSED
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)37.1	25 <sup>th</sup> floor unit left furniture items in the garbage area. Strata Manager to assess fine for by-law violation.	PM	1/20/09
2)37.2	4 <sup>th</sup> floor unit moved some furniture out without booking an elevator. Strata Manager to send letter of warning.	PM	1/20/09
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
3)35.1	Since 1996, parking at Rosedale Garden has been designated limited common property. Strata Manager sent letters to owners.	PM	CLOSED
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)37.1	November Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)36.2	Letter was received from owner of a 6 <sup>th</sup> floor unit requesting shut down of water in the building in order to perform plumbing repairs in the unit. Strata Manager sent letter denying request.	PM	CLOSED
6)36.3	Letter was received from owner of a 17 <sup>th</sup> floor unit worried about security of having windows opened while workers have access during envelope repairs. Strata Manager sent letter acknowledging the concerns.	PM	CLOSED
6)36.4	Letter of complaint was received from owner of a 6 <sup>th</sup> floor unit saying that the windows are harder to close after envelope repairs. Strata Manager sent letter advising Building Manager is looking into purchasing different window handles.	PM	CLOSED
6)36.5	Letter was received from owner of an 11 <sup>th</sup> floor unit requesting to enclose their balcony. Strata Manager sent letter denying request.	PM	CLOSED
6)36.6	Letter of complaint was received regarding marijuana smell and loud music from 4 <sup>th</sup> floor unit. Strata Manager sent letter of warning.	PM	CLOSED
6)37.1	Renovation request received from 25 <sup>th</sup> floor unit. Strata awaiting proper papers to be filled out.	PM	1/20/09
<b>7)</b>	<b>SECURITY</b>		
	Please wait for the gate to close and have residents use their own fob. Fobs not certified last month have now been deactivated. So even if you see a fob, it does not mean it is valid.		
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
	A reminder to please flatten all boxes for recycling.		
<b>10)</b>	<b>ELEVATORS</b>		
<b>11)</b>	<b>GARAGE PARKADES</b>		
<b>12)</b>	<b>SOCIAL EVENTS</b>		

13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING	PM	Ongoing
15)30.1	Window washing will be scheduled as soon as the Envelope work is completed for the year.		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE	PM	Ongoing
20)3.1	Building Envelope work almost completed for this year's contract.		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST	GN	Ongoing
27)35.1	Strata member has volunteered to lead the By-laws review process.		
28)	NEW BUSINESS	DR	Ongoing
28)35.3	Lobby upgrades ongoing.	PM	CLOSED
28)35.4	7 <sup>th</sup> floor unit moved out without notice. Unit assessed fine for by-law violation	PM	1/20/09
28)35.5	Council received a complaint regarding loud music coming from a 14 <sup>th</sup> floor unit. Strata Manager to send letter of warning.	PM	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009.		

Meeting Adjourned at 9:10 P.M.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** December 4, 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #36

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Doug Robert	Secretary	<b>DR</b>
	Melissa Lopez	Council Member	<b>ML</b>
	Joe Hersch	Council Member	<b>JH</b>
	Enrique Talens	Strata Manager	<b>PM</b>
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	
	Rade & Nancy	Building Managers	<b>BM</b>
<b>ABSENT:</b>	Gigi Ngoh	Council Member	<b>GN</b>
	Dal Fleischer	Vice President	<b>DF</b>

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, November 25, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, December 16, 2008 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

1)	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	<b>BUILDING MANAGER'S REPORT</b>		
2)24.5	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. The Building Manager will attempt to clean and the cost will be charged back to units involved.	BM PM	Ongoing
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost done.	PM	Ongoing
3)	<b>ANNOUNCEMENTS</b>		
3)35.1	Since 1996, parking at Rosedale Garden has been designated limited common property. Strata Manager sent letters to owners.	PM	Ongoing
4)	<b>FINANCIAL REPORT</b>		
4)36.1	September & October Financial Statements were approved pending charge backs & refund from a contractor due to double payment.	CK	
5)	<b>GARDENING REPORT</b>		
6)	<b>CORRESPONDENCE</b>		
6)36.1	Renovation request was received from 22nd floor unit. Strata Manager sent letter of approval pending receipt from purchase of Durason underlay to be shown to Building Manager.	PM	CLOSED
6)36.2	Letter was received from owner of a 6 <sup>th</sup> floor unit requesting shut down of water in the building in order to perform plumbing repairs in the unit. The request was denied. A suggestion of freezing the unit's pipes was made.	PM	12/16/08
6)36.3	Letter was received from owner of a 17 <sup>th</sup> floor unit worried about security of having windows opened while workers have access during envelope repairs. Strata Manager to send letter acknowledging the concerns.	PM	12/16/08
6)36.4	Letter of complaint was received from owner of a 6 <sup>th</sup> floor unit saying that the windows are harder to close after envelope repairs. Strata Manager to send letter advising Building Manager is looking into purchasing different window handles.	PM	12/16/08
6)36.5	Letter was received from owner of an 11 <sup>th</sup> floor unit requesting to enclose their balcony. Strata Manager to send letter denying request.	PM	12/16/08
6)36.6	Letter of complaint was received regarding marijuana smell and loud music from 4 <sup>th</sup> floor unit. Strata Manager to send letter of warning.	PM	12/16/08
7)	<b>SECURITY</b>		
8)	<b>INSURANCE</b>		
9)	<b>GARBAGE</b>		
10)	<b>ELEVATORS</b>		
11)	<b>GARAGE PARKADES</b>		
12)	<b>SOCIAL EVENTS</b>		
13)	<b>REMINDERS</b>		
14)	<b>LOCKERS</b>		

15)	<b>WINDOW CLEANING</b>		
15)30.1	Window washing will be scheduled as soon as the Envelope work is completed for the year.	PM	Ongoing
16)	<b>FIRE INSPECTION</b>		
16)35.1	The annual fire inspection was completed with access to 100% of the units. Thank you to all.	BM	CLOSED
17)	<b>STAIRWELLS</b>		
18)	<b>MOVE- INS / MOVE-OUTS</b>		
19)	<b>MAIL ROOM</b>		
20)	<b>BUILDING ENVELOPE</b>		
20)3.1	Building Envelope work for this year is almost complete.	PM	Ongoing
21)	<b>CLEANING</b>		
22)	<b>PLUMBING</b>		
23)	<b>MECHANICAL</b>		
24)	<b>ELECTRICAL</b>		
25)	<b>DRYER DUCTS / VENTS</b>		
26)	<b>VISITOR PARKING</b>		
27)	<b>BACK BURNER LIST</b>		
27)35.1	The new Strata Council is planning to set up a committee to review existing by-laws.	SC	Ongoing
28)	<b>NEW BUSINESS</b>		
28)35.2	Registration of FOB, parking pass, locker, & contact information was held on November 26th & 27th. Any Fobs not registered in person by December 15, 2008 will be deleted from the system	SC	CLOSED
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)35.4	7 <sup>th</sup> floor unit moved out after hours and without booking elevator. Unit will be assessed fine for by-law violation.	PM	12/16/08
28)35.5	Council received a complaint regarding loud music coming from a 14 <sup>th</sup> floor unit. Strata Manager to send letter of warning.	PM	12/16/08
28)35.6	Council received a complaint regarding unreasonable loud noises coming from a recently fined 6 <sup>th</sup> floor unit. Unit will be assessed a further fine for by-law violation.	PM	CLOSED
28)36.1	Strata Manager to send letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009.	PM	12/16/08

Meeting Adjourned at 9:40 P.M.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1

## **Rosedale Garden Residents and Owners ~ October 2008**

### **\* Annual FOB Registration: November 26 & 27th in the Lobby Office, from 7 - 9 pm**

All residents are required to fill out the form that will be delivered under your door confirming emergency contact information. Please slip under the office door by Monday November 24<sup>th</sup>. All FOBS (electronic keys) must be presented during these 2 evenings for verification. Those fobs not accounted for will be deleted from the system for security reasons as our strata's Bylaws and Rules. This is part of our ongoing security prevention initiatives.

### **\*Annual Fire Inspection will be scheduled for mid November. Suite access is required.**

Please provide access via the office if you are not able to be at home once the schedule is distributed. If extra visits are required after these dates, costs will be assessed to your account.

### **\* Our new Entercom system has been working very well since the spring installation.**

Residents may inform the office of how they would like their names to appear, or simply have it shown as OCCUPIED. Also, currently the buzzer code is the same as your suite number. If you would like that to be changed to an anonymous code, we will assign and program it for you. Please be aware that this system records activity, and in conjunction with the cameras, will be used to keep our building safe and secure. Residents are responsible for the actions of their guests.

### **\* Please see the attached House Rules, which have been reinstated for the 2008/2009 year.**

### **Reminder: \*Non Residents are responsible to inform the Strata Corporation concerning their current mailing address information.**

You are requested to read information published in the Minutes, and to ensure OCCUPANTS of your suite obey the Corporation's Bylaws. Participation in maintenance initiatives requiring access to your suite, i.e. fire system inspections, envelope maintenance and dryer duct cleaning is your responsibility. Non-compliance will result in fines or chargebacks assessed to your strata account.

### **Reminder: \*Landlords Note**

Landlords are responsible for providing building access to their tenants and to pay strata fee fines/chargebacks resulting from the actions of their tenants. The Strata Council and the Building Manager administer building operations NOT building management as your property manager for tenant requirements. **You are also responsible for the actions of your tenants.**



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** October 31, 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #35

Building Managers' Office Telephone: 604-689-9802  
Messages are checked three times a day  
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	President	<b>BS</b>
	Doug Robert	Vice President	<b>DR</b>
	Dal Fleischer	Secretary	<b>DF</b>
	Gigi Ngoh	Council Member	<b>GN</b>
	Melissa Lopez	Council Member	<b>ML</b>
	Enrique Talens	Strata Manager	<b>PM</b>
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	
	Nancy Karan	Building Manager	<b>BM</b>
<b>ABSENT:</b>	Claire Kalfon	Treasurer	<b>CK</b>
	Joe Hersch	Council Member	<b>JH</b>

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, October 21, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, November 18, 2008 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |



<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)24.5	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. The Building Manager will attempt to clean and the cost will be charged back to units involved.	BM PM	Ongoing
2)30.1	Quote approved regarding replacement of residential parking gate. Awaiting installation.	BM	CLOSED
2)34.1	Water damage was caused by hot water tank failure. Work has begun on affected units. Awaiting insurance company's contract award.	PM	Ongoing
2)34.2	19 <sup>th</sup> floor unit moved out illegally after hours and without booking the elevator. Strata Manager assessed fine for by-law violation.	PM	CLOSED
2)34.3	19 <sup>th</sup> floor unit moved in illegally without booking elevator and without paying move-in/move-out fees. Strata Manager assessed fine for by-law violation and collected fees due.	PM	CLOSED
2)34.4	19 <sup>th</sup> floor unit completed renovations prior to obtaining Strata Council approval. Their contractors also left a mess on common property. Strata Manager assessed fine for by-law violation and also assessed a cleaning charge.	PM	CLOSED
2)34.5	On two separate occasions a 5 <sup>th</sup> floor unit left their household garbage in the stairwell. Strata Manager assessed two fines for the separate incidences.	PM	CLOSED
2)34.6	Numerous noise complaints have been received regarding 6 <sup>th</sup> floor unit. One written and two verbal warnings were given. Strata Manager assessed fine for by-law violation	PM	CLOSED
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
3)34.1	A lawyer has been retained to provide legal opinion regarding eviction proceedings against a problem tenant.	PM	CLOSED
3)35.1	Since 1996, parking at Rosedale Garden has been designated limited common property. Letters to be sent to owners.	PM	Ongoing
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)35.1	September Financial Statements were not discussed, as Treasurer was absent from meeting.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
<b>7)</b>	<b>SECURITY</b>		
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
<b>10)</b>	<b>ELEVATORS</b>		
<b>11)</b>	<b>GARAGE PARKADES</b>		
<b>12)</b>	<b>SOCIAL EVENTS</b>		
<b>13)</b>	<b>REMINDERS</b>		
<b>14)</b>	<b>LOCKERS</b>		

15)	<b>WINDOW CLEANING</b>		
15)30.1	Window washing will be scheduled for the Fall after Envelope work is completed for the year.	PM	Ongoing
16)	<b>FIRE INSPECTION</b>		
16)35.1	The annual fire inspection will be held on November 17 <sup>th</sup> & 18 <sup>th</sup> . Owners are responsible for ensuring access to units.	PM BM	11/18/08
17)	<b>STAIRWELLS</b>		
18)	<b>MOVE- INS / MOVE-OUTS</b>		
19)	<b>MAIL ROOM</b>		
20)	<b>BUILDING ENVELOPE</b>		
20)3.1	Building Envelope Study has concluded. Work has begun and the project is going well. Two walls will be completed this year and the other two will be done next Spring/Summer. Work has been awarded to the current contractors. Money has been budgeted to complete the project.	PM	Ongoing
21)	<b>CLEANING</b>		
22)	<b>PLUMBING</b>		
23)	<b>MECHANICAL</b>		
24)	<b>ELECTRICAL</b>		
25)	<b>DRYER DUCTS / VENTS</b>		
26)	<b>VISITOR PARKING</b>		
27)	<b>BACK BURNER LIST</b>		
27)35.1	The new Strata Council is planning to set up a committee to review existing by-laws.	SC	Ongoing
28)	<b>NEW BUSINESS</b>		
28)29.1	After AGM when a new Council is voted in, a review of our current by laws and standards will be necessary in order to keep them comparable to other buildings and wishes of owners.	PM	CLOSED
28)35.1	The new Strata Council voted unanimously to reinstate all house rules.	SC	CLOSED
28)35.2	Registration of FOB, parking pass, locker, & contact information to be held on November 26 <sup>th</sup> & 27 <sup>th</sup> from 7:00 – 9:00 PM. Registration forms will be available the week of November 17 <sup>th</sup> . Please return completed registration forms to the Lobby Office by Monday, November 24 <sup>th</sup> . All FOBS must be registered IN PERSON.	SC	Ongoing
28)35.3	Lobby upgrade ongoing.	DR	Ongoing
28)35.4	Owner of a 7 <sup>th</sup> floor unit to be fined for moving out without approval.	PM	11/18/08
28)35.5	Council received a complaint regarding loud music coming from a 14 <sup>th</sup> floor unit. Strata Manager to send a warning letter to the owner.	PM	11/18/08
28)35.6	Council received a complaint regarding unreasonable loud noises coming from a recently fined 6 <sup>th</sup> floor unit. Strata Manager to send a warning letter to the owner.	PM	11/18/08

Meeting Adjourned at 9:30 P.M.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1

## **Rosedale Garden Residents and Owners September 18, 2008**

**Attached are Minutes of a previously unscheduled Council Meeting held September 16, 2008**  
Council chose to attend to timely matters for owners prior to the Annual General Meeting next week, as there was no Council meeting normally scheduled for September.

### **Reminder: Annual General Meeting Tuesday, September 23<sup>rd</sup>, 2008**

6:30 registration, 7:00 start. No need to bring a chair to the lobby office.

Please do bring your Notice of AGM with agenda and budget attached previously mailed to you.

If you are unable to attend, please give your **Proxy** form to someone you trust, or leave with the office for Council to vote with. This will help assure we have a quorum and we can start on time.

**There are no Special Resolutions to be voted on and no Special Assessments.**

#### **Lobby and Office Redecoration**

At last year's AGM the owners expressed an interest in having a proposal to vote on regarding spending some money to upgrade the lobby and main floor office space.

Rather than face the administration and one time cost of a Special Levy,

the budget has been added to the Budget Expense line item "Repairs – Interior".

The owners will be presented with the vision and samples of this project to update our building.

There will be discussion and an opportunity to approve, amend or reject this proposal.

Council would like to thank all of the owners for their suggestions and kind words throughout this past year, and to also acknowledge the "service with a smile" and expertise provided by our building caretakers Rade & Nancy.

#### **Consider your participation**

You will be voting for a new Council at the AGM, and many hands make for a lighter load.

Please feel free to nominate your neighbour, or volunteer yourself this year.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** September 18, 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #34

Building Managers' Office Telephone: 604-689-9802  
Messages are checked three times a day  
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	Acting President	<b>BS</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Doug Robert	Council Member	<b>DR</b>
	Rade Panic	Building Manager	<b>BM</b>

<b>ABSENT:</b>	Dal Fleischer	Vice President	<b>DF</b>
<b>ABSENT:</b>	Enrique Talens	Strata Manager	<b>PM</b>
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, September 16, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, October 21, 2008 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)13.4	Yellow parkade arrows to be painted by Building Manager. Completed.	BM	CLOSED
2)24.5	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. The Building Manager will attempt to clean and the cost will be charged back to units involved.	BM PM	Ongoing
2)30.1	Quote approved regarding replacement of residential parking gate. Awaiting installation.	BM	10/21/08
2)33.1	Quote approved for flushing and cleaning of sewer mains. A reminder not to put rice, coffee grinds, grease, etc. down the sink or garburator. Work completed.	BM	CLOSED
2)33.2	5 <sup>th</sup> floor unit continues to park in loading bay. Unit assessed fine for by-law violation.	PM	CLOSED
2)33.3	21 <sup>st</sup> floor unit was observed to have left unfolded boxes in garbage room. Strata Manager sent letter of warning.	PM	CLOSED
2)33.4	19 <sup>th</sup> floor unit was observed to have left a mattress in garbage room. Unit assessed fine for by-law violation.	PM	CLOSED
2)33.5	6 <sup>th</sup> floor unit moved some furniture in and out without booking elevator. Same unit was observed to have left large cardboard box unfolded in garbage room. Strata Manager sent letter of warning.	PM	CLOSED
2)34.1	Water damage was caused by hot water tank failure. Work has begun on affected units. Thank you to Rade and Nancy for their hard work.	PM	Ongoing
2)34.2	19 <sup>th</sup> floor unit moved out illegally after hours and without booking the elevator. Strata Manager to assess fine for by-law violation.	PM	10/21/08
2)34.3	19 <sup>th</sup> floor unit moved in illegally without booking elevator and without paying move-in/move-out fees. Strata Manager to assess fine for by-law violation and to collect fees due.	PM	10/21/08
2)34.4	19 <sup>th</sup> floor unit completed renovations prior to obtaining Strata Council approval. Their contractors also left a mess on common property. Strata Manager to assess fine for by-law violation and to also assess a cleaning charge.	PM	10/21/08
2)34.5	On two separate occasions a 5 <sup>th</sup> floor unit left their household garbage in the stairwell. Strata Manager to assess two fines for the separate incidences. There was undeniable proof that the garbage belonged to this unit.	PM	10/21/08
2)34.6	Numerous noise complaints have been received regarding 6 <sup>th</sup> floor unit. One written and two verbal warnings were given. Strata Manager to assess fine for by-law violation	PM	10/21/08
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
3)34.1	A lawyer has been retained to provide legal opinion regarding eviction proceedings against a problem tenant.	PM	Ongoing
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)34.1	August Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)32.1	A letter was received from an owner requesting installation of Fob access to stairwell from lobby level. Quote received was deemed too high at this time. Will be considered in future security upgrades.	DR	CLOSED

6)33.1	Some owners are renting out their parking stall to non-residents. This is a by-law violation. Owner sent letter saying rather than face fines, his visitor will no longer park on resident level. Strata Manager sent letter of warning.	PM	CLOSED
6)33.3	Email of complaint received regarding 22 <sup>nd</sup> floor unit who was observed to have their dog without a leash on common property. Strata Manager sent letter of warning.	PM	CLOSED
6)33.4	Letter received from owner requesting that his fines be reversed. Strata Manager sent letter stating request denied explaining owners are responsible for the actions of their tenants.	PM	CLOSED
6)34.1	Renovation request and completed Assumption of Liability was received from an owner of a 19th floor unit. Strata Manager sent letter of approval.	PM	CLOSED
6)34.2	Renovation request and completed Assumption of Liability was received from an owner of a 20th floor unit. Strata Manager sent letter of approval.	PM	CLOSED
7)	<b>SECURITY</b>		
7)33.1	5 <sup>th</sup> floor unit allowed visitor in who was later found unresponsive in stairwell. Unit assessed fine for by-law violation.	PM	CLOSED
8)	<b>INSURANCE</b>		
9)	<b>GARBAGE</b>		
10)	<b>ELEVATORS</b>		
11)	<b>GARAGE PARKADES</b>		
12)	<b>SOCIAL EVENTS</b>		
13)	<b>REMINDERS</b>		
14)	<b>LOCKERS</b>		
15)	<b>WINDOW CLEANING</b>		
15)30.1	Window washing will be done this Fall after Envelope work is completed for the year.	PM	Ongoing
16)	<b>FIRE INSPECTION</b>		
17)	<b>STAIRWELLS</b>		
18)	<b>MOVE- INS / MOVE-OUTS</b>		
19)	<b>MAIL ROOM</b>		
20)	<b>BUILDING ENVELOPE</b>		
20)3.1	Building Envelope Study has concluded. Work has begun and the project is going well. Two walls will be completed this year and the other two will be done next Spring/Summer. Work has been awarded to the current contractors. Money has been budgeted to complete the project.	PM	Ongoing
21)	<b>CLEANING</b>		
22)	<b>PLUMBING</b>		
23)	<b>MECHANICAL</b>		
24)	<b>ELECTRICAL</b>		
25)	<b>DRYER DUCTS / VENTS</b>		

26)	VISITOR PARKING		
27)	BACK BURNER LIST		
28)	NEW BUSINESS		
28)29.1	After AGM when a new Council is voted in, a review of our current by laws and standards will be necessary in order to keep them comparable to other buildings and wishes of owners.	PM	Ongoing

**Meeting Adjourned at 9:15 P.M.**



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** September 5, 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #33

Building Managers' Office Telephone: 604-689-9802  
Messages are checked three times a day  
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	Acting President	<b>BS</b>
	Dal Fleischer	Vice President	<b>DF</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Doug Robert	Council Member	<b>DR</b>
	Rade Panic	Building Manager	<b>BM</b>
	Enrique Talens	Strata Manager Century 21 Prudential Estates (RMD) Ltd. Property Management Division	<b>PM</b>

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, August 19, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, October 21, 2008 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |



<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)13.4	Yellow parkade arrows to be painted by Building Manager.	BM	Ongoing
2)24.5	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. The Building Manager will attempt to clean and the cost will be charged back to units involved.	BM PM	Ongoing
2)30.1	Quote approved regarding replacement of residential parking gate. Awaiting installation.	BM	10/21/08
2)32.1	10 <sup>th</sup> floor unit illegally disposed of TV in garbage area. Unit assessed fine for by-law violation.	PM	CLOSED
2)32.2	23rd floor unit illegally disposed of computer monitor in garbage area. Unit assessed fine for by-law violation.	PM	CLOSED
2)32.3	Water was dripping from balcony of 24 <sup>th</sup> floor unit onto lower units. Strata Manager sent letter of warning regarding throwing water onto balcony to clean or over watering plants.	PM	CLOSED
2)33.1	Quote approved for flushing and cleaning of sewer mains. A reminder not to put rice, coffee grinds, grease, etc. down the sink or garburator.	BM	10/21/08
2)33.2	5 <sup>th</sup> floor unit continues to park in loading bay. Unit to be assessed fine for by-law violation.	PM	10/21/08
2)33.3	21 <sup>st</sup> floor unit was observed to have left unfolded boxes in garbage room. Strata Manager to send letter of warning.	PM	10/21/08
2)33.4	19 <sup>th</sup> floor unit was observed to have left a mattress in garbage room. Unit to be assessed fine for by-law violation.	PM	10/21/08
2)33.5	6 <sup>th</sup> floor unit moved some furniture in and out without booking elevator. Same unit was observed to have left large cardboard box unfolded in garbage room. Strata Manager to send letter of warning.	PM	10/21/08
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)31.1	June Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)32.1	A letter was received from an owner requesting installation of Fob access to stairwell from lobby level. Awaiting quote.	DR	10/21/08
6)32.2	A noise complaint was received regarding 6 <sup>th</sup> floor unit. Strata Manager sent letter of warning.	PM	CLOSED
6)33.1	Some owners are renting out their parking stall to non-residents. This is a by-law violation. Owner sent letter saying rather than face fines, his visitor will no longer park on resident level. Strata Manager to send letter of warning.	PM	10/21/08
6)33.2	Renovation request received from 11 <sup>th</sup> floor unit. To confirm Durason underlay will be used, invoice was shown to Building Manager. Strata Manager sent letter of approval.	PM	CLOSED
6)33.3	Email of complaint received regarding 22 <sup>nd</sup> floor unit who was observed to have their dog without a leash on common property. Strata Manager to send letter of warning.	PM	10/21/08
6)33.3	Letter received from owner requesting that his fines be reversed. Strata Manager to send letter stating request denied explaining owners are responsible for the actions of their tenants.	PM	10/21/08

7)	<b>SECURITY</b>		
7)33.1	5 <sup>th</sup> floor unit allowed visitor in who was later found unresponsive in stairwell. Unit to be assessed fine for by-law violation.	PM	10/21/08
8)	<b>INSURANCE</b>		
9)	<b>GARBAGE</b>		
10)	<b>ELEVATORS</b>		
11)	<b>GARAGE PARKADES</b>		
12)	<b>SOCIAL EVENTS</b>		
13)	<b>REMINDERS</b>		
14)	<b>LOCKERS</b>		
15)	<b>WINDOW CLEANING</b>	PM	Ongoing
15)30.1	Window washing will be done this Fall after Envelope work is completed for the year.		
16)	<b>FIRE INSPECTION</b>		
17)	<b>STAIRWELLS</b>		
18)	<b>MOVE- INS / MOVE-OUTS</b>		
19)	<b>MAIL ROOM</b>		
20)	<b>BUILDING ENVELOPE</b>	PM	Ongoing
20)3.1	The Building Envelope Study has concluded. Final report available. Work has begun.		
21)	<b>CLEANING</b>		
22)	<b>PLUMBING</b>		
23)	<b>MECHANICAL</b>		
24)	<b>ELECTRICAL</b>	BM	CLOSED
24)27.1	Council approved quote regarding electrical vault maintenance. Scheduled for August 21st. Work completed.		
24)27.2	Council approved quote regarding changing second ground fault relay. Scheduled for August 28 <sup>th</sup> . Work completed.	BM	CLOSED
25)	<b>DRYER DUCTS / VENTS</b>		
26)	<b>VISITOR PARKING</b>		
27)	<b>BACK BURNER LIST</b>		
28)	<b>NEW BUSINESS</b>	PM	Ongoing
28)29.1	After AGM when a new Council is voted in, a review of our current by laws and standards will be necessary in order to keep them comparable to other buildings and wishes of owners.		
28)32.1	Regarding newly installed Entercom, two pieces of information can be entered, Resident Name and Access Code. Residents may choose to list their "Name" or show their unit as "Occupied". With respect to Access Code, residents may elect to use their "Unit Number" or an "Entry Code" assigned by Strata Council. Please give your request to Rade in writing.	BM	Ongoing

Meeting Adjourned at 10:15 P.M.

# Rules

## Strata Plan LMS 740

### Fiscal 2007/2008

#### **1. Storage Locker Management**

An Owner shall be notified fourteen days (14) days in advance (including the date mail is posted via Canada Post or sent via email), of the Strata Council's/Resident Manager's intent to enter (open) a storage locker.

#### **2. Entertainment Suite Use**

An Owner is required to reserve the entertainment suite (via Resident Manager) forty-eight 48 hours in advance of the requested date and time. An application document must be completed. A user fee of \$50.00 is payable via cheque or money order to 'Strata Plan LMS 740'. An additional fee of \$50.00 (cheque or money order) is refundable after satisfactory inspection of the entertainment suite by the Resident Manager. The Resident Manager shall determine the cleanliness and appearance (no damage) of the facility. Use of the entertainment suite may terminate at any time before or during an event, (at the discretion of the Resident Manager).

#### **3. Registration – Annual – FOB and Visitor Parking Pass**

Residents/Owners shall register access FOB(s) and visitor parking pass(s). The annual registry is conducted during the month of October. Unregistered FOB(s) will be decoded twenty-four (24) hours following the October registration date. Please refer to Resident Manager.

#### **4. Entrance Door Security**

Residents/Owners are required to use the assigned access FOB for building entrance/exit. Residents/Owners are required to insure the entrance/exit door(s) are closed securely (latched) at time of entry/exit. Residents/Owners are required to inform guests and service people (trades/contactors), that no person is permitted to hold the door(s) open to offer entry to any other individual.

Violation of this Rule will result in a \$50.00 fine (assessed to maintenance account).

#### **5. Rental Document Requirement**

An Owner shall present to the Resident Manager, prior to the Tenant's strata lot occupancy, the required 'Form K – Notice of Tenant's Responsibilities', signed by the Tenant in accordance with the Strata Property Act – (Section 146). Violation(s) will result in a \$50.00 fine assessed to maintenance account. An additional \$50.00 fine will be assessed to the maintenance account for each and every seven (7) day period the violation remains outstanding.

#### **6. Renovations**

Owners shall be assessed (to maintenance account) the expense (due to damage and necessary cleaning) required to return the common area to the original condition.

#### **7. Notification - Large Deliveries – Deliveries Causing Elevator Congestion**

Owners/Residents are required to notify the Resident Manager twenty – four (24) hours in advance concerning large deliveries, or deliveries that require personal elevator time. A \$50.00 fine will be assessed to the Owner's maintenance account for failure to notify the Resident Manager.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1

## Rosedale Garden Residents and Owners August 2008

### **\*Danger – Discarding Cigarette butts out windows and off balconies!**

Discarding objects including cigarette butts or ashes out windows/off balconies is a hazard and a serious matter. You will be accountable for damages and liable for injuries.

### **\*Seasonal Cleaning – Balconies!**

Please clean/wash your balcony using a damp mop. Please do not drain water onto people below you!

### **\*Garage Gate – Security/Vehicle Safety!**

Please remain patient for the gate to close prior to tripping the transmitter to re-open the gate!  
If you see the gate in motion, do not approach the gate and do not drive under the gate!

### **\*Non Residents are responsible to inform the Strata Corporation concerning mailing address information.**

You are requested to read information published in the Minutes, and to ensure OCCUPANTS of your suite obey the Corporation's Bylaws. Participation in maintenance initiatives requiring access to your suite, i.e. fire system inspections and dryer duct cleaning is your responsibility. Non-compliance will result in fines or chargebacks assessed to your strata account.

### **\*Landlords Note**

Landlords are responsible for providing building access to their tenants and to pay strata fee fines/chargebacks resulting from the actions of their tenants. The Strata Council and the Building Manager administer building operations NOT building management as your property manager for tenant requirements. **You are also responsible for the actions of your tenants.**

### **Rental Documentation Requirements**

An Owner shall present to the Building Manager, prior to the tenant's strata lot occupancy, the required 'Form K – Notice of Tenant's Responsibilities', signed by the Tenant in accordance with the Strata Property Act – (Section 146). Violation of the Rule shall result in a fine of \$50.00 assessed to maintenance account. An additional amount of \$50.00 shall be assessed to the maintenance account for each seven (7) day violation of the above noted rule.



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SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** August 5, 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #32

Building Managers' Office Telephone: 604-689-9802  
Messages are checked three times a day  
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	Acting President	<b>BS</b>
	Dal Fleischer	Vice President	<b>DF</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Doug Robert	Council Member	<b>DR</b>
	Rade Panic	Building Manager	<b>BM</b>
	Dean Clements	Dean Clement, Special Projects Manager	<b>DC</b>
		Century 21 Prudential Estates (RMD) Ltd.	
<b>Absent with regrets</b>	Enrique Talens	Strata Manager	<b>PM</b>
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, July 22, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, August 19, 2008 @ 7:00 PM – Lobby Office

#### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was MOVED, SECONDED AND CARRIED UNANIMOUSLY to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)13.4	Yellow parkade arrows to be painted by Building Manager. This will be done after the parkade is power-washed.	BM	Ongoing
2)24.5	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. The Building Manager will attempt to clean and the cost will be charged back to units involved.	BM PM	Ongoing
2)30.1	Quote approved regarding replacement of residential parking gate. Awaiting installation.	BM	8/19/08
2)31.1	5 <sup>th</sup> floor unit was observed to have hit the Visitor's parkade gate causing damage. Repair invoice was charged back to unit involved.	PM	CLOSED
2)32.1	10 <sup>th</sup> floor unit illegally disposed of TV set in garbage area. Unit will be assessed fine for by-law violation.	PM	8/19/08
2)32.2	23rd floor unit illegally disposed of computer monitor in garbage area. Unit will be assessed fine for by-law violation.	PM	8/19/08
2)32.3	Water was dripping from balcony of 24 <sup>th</sup> floor unit onto lower units. Strata Manager to send letter of warning regarding throwing water onto balcony to clean or over watering plants.	PM	8/19/08
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)31.1	June Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)32.1	A letter was received from an owner requesting installation of Fob access to stairwell from lobby level. Awaiting quote.	DR	8/19/08
6)32.2	A noise complaint was received regarding 6 <sup>th</sup> floor unit. Strata Manager to send letter of warning.	PM	8/19/08
<b>7)</b>	<b>SECURITY</b>		
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
<b>10)</b>	<b>ELEVATORS</b>		
<b>11)</b>	<b>GARAGE PARKADES</b>		
<b>12)</b>	<b>SOCIAL EVENTS</b>		
<b>13)</b>	<b>REMINDERS</b>		
	The drains on balconies lead to the outside, and drip onto units and windows below. Please be cautious about over watering plants and cleaning should be done with a damp mop. Drains are for rainwater only.		
<b>14)</b>	<b>LOCKERS</b>		
<b>15)</b>	<b>WINDOW CLEANING</b>		
15)30.1	Window washing will be done this Fall after Envelope work is completed for the year.	PM	Ongoing

16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE-INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE	PM	Ongoing
20)3.1	The Building Envelope Study has concluded. Final report available. Work has begun.		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL	BM	Ongoing
24)27.1	Council approved quote regarding electrical vault maintenance. Scheduled for August 21, building power will be shut down while work is being done. Reminder notices will be posted.		
24)27.2	Council approved quote regarding changing second ground fault relay. Scheduled for August 28, building power will be shut down while work is being done. Reminder notices will be posted.	BM	Ongoing
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
28)	NEW BUSINESS	PM	Ongoing
28)29.1	After AGM when a new Council is voted in, a review of our current by laws and standards will be necessary in order to keep them comparable to other buildings and wishes of owners.		
28)32.1	With respect to the newly installed Entercom, two pieces of information can be entered, Resident Name and Access Code. Residents may choose to list their "Name" or show their unit as "Occupied". With respect to the Access Code, residents may elect to use their "Unit Number" or an "Entry Code" assigned by Strata Council. Please give your requested changes to Rade in writing.  Also, residents should note that the telephone access code is now "9" (not "6" as in the past).	BM	Ongoing

Meeting Adjourned at 9:15 P.M.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** July 9, 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #31

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	Acting President	<b>BS</b>
	Dal Fleischer	Vice President	<b>DF</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Doug Robert	Council Member	<b>DR</b>
	Rade Panic	Building Managers	<b>BM</b>
	Nancy Karan		
<b>STRATA MANAGEMENT:</b>	Enrique Talens	Strata Manager Century 21 Prudential Estates (RMD) Ltd. Property Management Division	<b>PM</b>

**ABSENT:**

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, June 24, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, July 22, 2008 @ 7:00 PM – Lobby Office

### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |



<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
<b>2)13.4</b>	Yellow parkade arrows to be painted by Building Manager. This will be done after the parkade is power-washed.	BM	Ongoing
<b>2)24.5</b>	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. The Building Manager will attempt to clean and the cost will be charged back to units involved.	PM	7/22/08
<b>2)30.1</b>	Quote approved regarding replacement of residential parking gate. Awaiting installation.	BM	7/22/08
<b>2)30.2</b>	Vandalism was observed on elevator #3. 19 <sup>th</sup> floor unit assessed fine for by-law violation.	PM	CLOSED
<b>2)30.3</b>	10 <sup>th</sup> floor unit assessed cleaning charge for incident that occurred on common property.	PM	CLOSED
<b>2)30.4</b>	10 <sup>th</sup> floor unit was observed not to have their dog on a leash as well as allowing it to urinate on common property. Unit assessed fine for by-law violation.	PM	CLOSED
<b>2)30.5</b>	16 <sup>th</sup> floor unit illegally disposed of cabinetry from renovations by throwing into the garbage. Unit assessed fine for by-law violation.	PM	CLOSED
<b>2)30.6</b>	3 <sup>rd</sup> floor unit sent a letter of warning regarding moving some furniture through the front door rather than the loading bay as well as not booking elevator #1 in advance.	PM	CLOSED
<b>2)31.1</b>	5 <sup>th</sup> floor unit was observed to have hit the Visitor's parkade gate causing damage. Repair invoice amount will be charged backed to unit involved.	PM	7/22/08
<b>2)31.2</b>	Contractors for a 2 <sup>nd</sup> floor unit were observed cutting stone at fire exit beside a town home causing dirt to be deposited inside unit and hallway carpets. Unit assessed fine for by-law violation plus a cleaning fee.	PM	CLOSED
<b>2)31.3</b>	After numerous warnings, 5 <sup>th</sup> floor unit continues to regularly park on P1 including the stall reserved for handicapped parking. Unit assessed fine for by-law violation. Fines will continue to accumulate every seven days if violation continues.	PM	CLOSED
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
	A submission from Urban Networks Inc. to offer their Internet access and telephone services within Rosedale Garden, was reviewed and approved by Council.		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
<b>4)31.1</b>	May Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
	Council Member Doug Roberts generously offered to work on and co-ordinate the gardening required for Rosedale Garden. A budget of \$1,000 was established for the purchase of required gardening equipment and for the hiring of casual labour to assist with the work.		
<b>6)</b>	<b>CORRESPONDENCE</b>		
<b>6)31.2</b>	A letter was received asking for explanation of late penalty fees withdrawn from an owner's bank account. Letter sent informing owner it was his Bank that withdrew the money.	PM	CLOSED
<b>6)31.3</b>	A letter of complaint was received regarding 5 <sup>th</sup> floor unit throwing debris from their unit including cigarettes butts. Unit assessed fine for by-law violation.	PM	CLOSED
<b>6)31.4</b>	Renovation request and completed Assumption of Liability was received from an owner of a 22 <sup>nd</sup> floor unit. Strata Manager sent letter of approval.	PM	CLOSED
<b>7)</b>	<b>SECURITY</b>		

8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS	DR	CLOSED
10)27.2	Two-way tamper proof phones (call buttons) to be installed in all elevators in case of emergency. The Vancouver Fire Department has informed us that we must use the telephones currently in the elevators. All are in working order.		
11)	GARAGE PARKADES	BM	CLOSED
11)30.1	The power sweeping of all levels of the parkade was successfully completed on June 25 <sup>th</sup> .		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING	PM	Ongoing
15)30.1	Window washing will be done this Fall after Envelope work is completed for the year.		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE	PM	Ongoing
20)3.1	The Building Envelope Study has concluded. Final report available. Work scheduled to begin this summer.		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL	BM	Ongoing
24)27.1	Council approved quote regarding regular electrical vault maintenance. Building power needs to be shut down for work to commence. To be done in the summer.		
24)27.2	Council approved quote regarding changing second ground fault relay. Building power needs to be shut down for work to commence. To be done in the summer.	BM	Ongoing
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
28)	NEW BUSINESS	DR	CLOSED
28)28.1	Discussing replacing entercom with one that has updated security features due to aging system and lack of replacement parts. Installation complete. <b>Dial 9 to allow your visitors in.</b>		
28)29.1	After AGM when a new Council is voted in, a review of our current by laws and standards will be necessary in order to keep them comparable to other buildings and wishes of owners.	PM	Ongoing

Meeting Adjourned at 10:15 P.M.



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

**Date:** June 5, 2008

**MEMO TO:** ALL OWNERS, STRATA PLAN LMS 740

**FROM:** Enrique Talens, Strata Management Representative  
Century 21 Prudential Estates (RMD) Ltd.

**RE:** ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #30

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact  
Century 21 at 604-273-1745

<b>ATTENDEES:</b>	Blair Smith	Acting President	<b>BS</b>
	Dal Fleischer	Vice President	<b>DF</b>
	Claire Kalfon	Treasurer	<b>CK</b>
	Doug Robert	Council Member	<b>DR</b>
	Rade Panic	Building Managers	<b>BM</b>
	Nancy Karan		
<b>STRATA MANAGEMENT:</b>	Enrique Talens	Strata Manager Century 21 Prudential Estates (RMD) Ltd. Property Management Division	<b>PM</b>

**ABSENT:**

**DISTRIBUTION:** All Owners, Strata Plan LMS 740

**MEETING DATE:** Tuesday, May 27, 2008 @ 7:00 PM – Lobby Office

**NEXT MEETING:** Tuesday, June 17, 2008 @ 7:00 PM – Lobby Office

### TOPICS

- |                              |                          |                       |                       |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes       | 8) Insurance             | 15) Window Cleaning   | 22) Plumbing          |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection   | 23) Mechanical        |
| 3) Announcements             | 10) Elevators            | 17) Stairwells        | 24) Electrical        |
| 4) Financial Report          | 11) Garage               | 18) Move ins/outs     | 25) Dryer Ducts/Vents |
| 5) Gardening Report          | 12) Social Events        | 19) Mail Room         | 26) Visitor Parking   |
| 6) Correspondence            | 13) Reminders            | 20) Building Envelope | 27) Back Burner List  |
| 7) Security                  | 14) Lockers              | 21) Cleaning          | 28) New Business      |

<b>1)</b>	<b>ADOPTION OF MINUTES</b>		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
<b>2)</b>	<b>BUILDING MANAGER'S REPORT</b>		
2)13.4	Yellow parkade arrows to be painted by Building Manager. This will be done after the parkade is power-washed.	BM	Ongoing
2)24.5	Oil stains on several parking stalls were found. Owners responsible were sent letters requesting clean up. This will be done at the same time the parkade is cleaned. The cost will be charged back to units involved.	PM	6/17/08
2)29.1	Same pet was found to have urinated on the loading dock five times. 6 <sup>th</sup> floor unit was assessed fine for by-law violation.	PM	CLOSED
2)29.2	Dogs were not on leash in main lobby. 25 <sup>th</sup> floor unit was assessed fine for by-law violation.	PM	CLOSED
2)30.1	Residential parking gate is in need of replacement as it has fallen out of alignment. Awaiting a second quote.	BM	6/17/08
2)30.2	Vandalism was observed on elevator #3. 19 <sup>th</sup> floor unit to be assessed fine for by-law violation.	PM	6/17/08
2)30.3	10 <sup>th</sup> floor unit to be assessed cleaning charge for incident that occurred on common property.	PM	6/17/08
2)30.4	10 <sup>th</sup> floor unit was observed not to have their dog on a leash as well as allowing it to urinate on common property. Unit to be assessed fine for by-law violation.	PM	6/17/08
2)30.5	16 <sup>th</sup> floor unit illegally disposed of cabinetry from renovations by throwing into the garbage. Unit to be assessed fine for by-law violation.	PM	6/17/08
2)30.6	3 <sup>rd</sup> floor unit to be sent a letter of warning regarding moving some furniture through the front door rather than the loading bay as well as not booking elevator #1 in advance.	PM	6/17/08
<b>3)</b>	<b>ANNOUNCEMENTS</b>		
<b>4)</b>	<b>FINANCIAL REPORT</b>		
4)30.1	April Financial Statements were approved.	CK	
<b>5)</b>	<b>GARDENING REPORT</b>		
<b>6)</b>	<b>CORRESPONDENCE</b>		
6)28.1	Water ingress in the balcony of an 18 <sup>th</sup> floor unit was found to be due to improperly installed ceramic tile. Strata Manager sent letter requesting that tiles be removed as this was done without authorization from Strata. Owner has agreed to caulk the gap between the tile and the wall. This may solve the problem. No further action is required at this time.	DF	CLOSED
6)29.2	A letter of complaint was received regarding 17 <sup>th</sup> floor unit doing renovations after hours, i.e. weekends and holidays. Strata Manager sent letter of warning. Another noise complaint was received. Unit was assessed fine for second by-law violation.	PM	CLOSED
6)30.1	Letter from 8 <sup>th</sup> floor unit requesting reversal of by-law fine and late payment fees was received. Property Manager sent letter denying request.	PM	CLOSED
<b>7)</b>	<b>SECURITY</b>		
<b>8)</b>	<b>INSURANCE</b>		
<b>9)</b>	<b>GARBAGE</b>		
<b>10)</b>	<b>ELEVATORS</b>		
10)27.1	Elevator maintenance continues.	PM	CLOSED
10)27.2	Two-way tamper proof phones (call buttons) to be installed in all elevators in case of emergency.	DR	6/17/08

11)	<b>GARAGE PARKADES</b>		
11)30.1	The power sweeping of all levels of the parkade is scheduled for June 25 <sup>th</sup> . Please ensure that your vehicle is parked elsewhere during this time. We will not be responsible for any damage caused to vehicles left in the parkade during the cleaning.	BM	6/17/08
12)	<b>SOCIAL EVENTS</b>		
13)	<b>REMINDERS</b>		
14)	<b>LOCKERS</b>		
	Emptying and disposal of contents in unregistered lockers will continue on a regular basis. Unauthorized use of lockers will result in loss of contents.		
15)	<b>WINDOW CLEANING</b>		
15)30.1	Window washing will be done this Fall after Envelope work is completed for the year.	PM	Ongoing
16)	<b>FIRE INSPECTION</b>		
16)29.1	6 <sup>th</sup> floor unit was sent letter stating they are liable for any damage incurred as a result of their missed fire inspections. This was the only suite not completed.	PM	CLOSED
17)	<b>STAIRWELLS</b>		
18)	<b>MOVE- INS / MOVE-OUTS</b>		
19)	<b>MAIL ROOM</b>		
20)	<b>BUILDING ENVELOPE</b>		
20)3.1	The Building Envelope Study has concluded. Final report available. Work tentatively scheduled to begin this June (weather permitting).	PM	Ongoing
21)	<b>CLEANING</b>		
22)	<b>PLUMBING</b>		
23)	<b>MECHANICAL</b>		
24)	<b>ELECTRICAL</b>		
24)27.1	Council approved quote regarding regular electrical vault maintenance. Building power needs to be shut down for work to commence. To be done in the summer.	BM	Ongoing
24)27.2	Council approved quote regarding changing second ground fault relay. Building power needs to be shut down for work to commence. To be done in the summer.	BM	Ongoing
25)	<b>DRYER DUCTS / VENTS</b>		
26)	<b>VISITOR PARKING</b>		
27)	<b>BACK BURNER LIST</b>		
27)3.3	Council approved quote regarding power sweeping of Parkade to be scheduled. Notices will be posted asking residents to park their cars elsewhere during this time. <b>See 11)30.1</b>	BM	CLOSED
28)	<b>NEW BUSINESS</b>		
28)22.1	Strata Manager contacted appropriate contractor to remove all soil and examine the vent located at first floor planter. Currently, the planter is not leaking. No action required at this time.	PM	CLOSED
28)28.1	Discussing replacing entercom with one that has updated security features due to aging system and lack of replacement parts on current one. One quote received. Awaiting another.	DR	6/17/08
28)29.1	After AGM when a new Council is voted in, a review of our current by laws and standards will be necessary in order to keep them comparable to other buildings and wishes of owners.	PM	Ongoing

Meeting Adjourned at 10:00 P.M.