

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3432

THE PARK

HELD: On Wednesday, March 19, 2008 at 6:00 p.m. in the Amenities Room of the Park, 1723 Alberni Street, Vancouver, B.C.

PRESENT: Teri McEachern
Paul MacGillivray
Ravi Singh
Robert Trapp
Alan Boisset

REGRETS: Gaye Alcott-Fleet
Kachi Emeruwa

GUESTS: Rob Campagnaro - Milani Plumbing

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 6:15 p.m.

GUEST BUSINESS

Mr. Rob Campagnaro from Milani Plumbing & Heating was invited to attend the council meeting to review the recent plumbing issues and the overall condition of the plumbing in the building.

Mr. Campagnaro advised the council that the type of piping in the building is not being used in new developments as a new form of piping is available. Obtaining parts with a lengthy time frame is proving difficult and inconvenient for residents.

Mr. Campagnaro indicated that as there are only water shut-off valves on every nine floors, when completing repairs in a resident's unit, water shutdowns affect many units and also puts a strain on the piping.

Mr. Campagnaro reviewed the details of the pipe burst which occurred in January creating water damage to eight units and two common area hallways. The plumbers discovered a leak in between the walls of units 603 and 602, and while attempting to access the leaking, the pipe burst due to a lack of bonding between the pipe joints, and flooded nine units. While on site to complete the repairs, Milani Plumbing discovered the seal on the pump on the 11th floor leaking. The pump was shut for four weeks waiting for the parts to arrive and many owners were required to run the hot water for 60 seconds to obtain hot water. The pump has been repaired but due to the balance of the pumps vibrating noises can be heard in the neighbouring units.

Mr. Campagnaro recommended replacing the pump and installing rubber isolators at an estimated cost of \$4,000 plus GST. The council approved the quote and Mr. Campagnaro advised of an eight to ten weeks delivery time frame.

With the increase in plumbing issues within the last two years and the age of the building, Mr. Campagnaro recommended the council obtain a condition assessment on the domestic hot/cold water system in the building.

The council requested the agent obtain quotes to complete condition assessment of the hot/cold water system.

Mr. Campagnaro also recommended the council consider replacing the six hot water tanks on the rooftop with a boiler system as a cost savings measure for the strata corporation. The lifespan of a hot water tanks is approximately 5-6 years and the strata has replaced six tanks at an estimated cost of \$8,000 per tank. A boiler system will last 25 years with maintenance program in place. The council will discuss the recommendation further at the next meeting.

Following further discussion, the council thanked Mr. Campagnaro for attending the council meeting and he departed at 7:10 p.m.

CARETAKER'S REPORT

Mr. Borchert presented council with a detailed report of the various events that occurred during the previous month. Highlights of the report are as follows:

1. National Air Technology completed the annual dryer vent cleaning from the outside of the building.
2. Levelton Engineers were on site to complete the visual inspection for the building envelope condition assessment.
3. Milani Plumbing were required to complete water shutdowns to replace the leaking washing machine shut off valves in leaking #501 and #2206.

4. Milani Plumbing was contacted to investigate the lack of hot water in two units and discovered a large air lock in the pipes which has now been removed.

MINUTES

It was moved, seconded and carried to adopt the minutes of the February 20, 2008 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: It was moved, seconded and carried to adopt the February, 2008 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. Account Balances: The current balances for the 5th month ending February 29, 2008 in the appropriate funds are as follows:
 - Total Cash Balance \$382,885.74 (including CRF Balance)
 - CRF Balance (Apartment) \$ 88,395.75 (Contingency Reserve Fund)
 - CRF Balance (Joint) \$142,130.23

BUSINESS ARISING

1. Security: The council is proceeding to obtain information on a security camera surveillance systems and upgrading the current FOB system. Action Lock and Dominion Security completed an assessment of the building and security systems and will submit recommended upgrades.
2. Landscaping: Premier Landscaping removed the four ash trees on Alberni Street to be replaced with 8 – 12 ft. flowering cherry trees at a total cost of \$3,595. The landscapers will remove and clean the street level and upper level planters in front of the townhouses to obtain a uniform aesthetic appearance on the street front. A small hedge holly will be planted along the path of the walkway at a cost of \$1,850.
3. Special General Meeting: A Special General Meeting has been scheduled for Wednesday, March 26, 2008 at 7:00 p.m. in the Amenity Room. The following $\frac{3}{4}$ vote resolutions will be presented:
 - i) Security Camera Surveillance System
 - ii) Interior Painting
 - iii) Bylaw Amendments
 - iv) Rental Bylaw Amendment

IMPORTANT

The council is updating the Fob system and requests all owners re-register the Fobs in the Amenity Room, 1723 Alberni Street on the following dates:

Saturday, March 15th 10:00 a.m. – 12:00 p.m.
Monday, March 17th 6:00 p.m. – 8:00 p.m.
Saturday, March 29th 10:00 a.m. – 12:00 p.m.

Owners/residents who do not present themselves on the above noted days to re-register the Fobs will have their fobs deactivated and will be required to contact VCS to complete forms and have their fobs reactivated to access the building.

Non-resident owners who live out of province and who do not rent their unit are requested to contact VCS.

4. Building Assessment/Levelton: Levelton was on site to complete the visual inspection of The Park as part of the building envelope condition assessment. A report should be available for the council's review for the April council meeting.
5. Fire Inspection – 2nd Visit: Fire Code Fire Protection was on site Tuesday, February 26, 2008 to test the fire safety equipments in the units not accessed during the first visit. The following units were not available for the second visit:

Units 405, 503, 606, 702, 901, 1106, 1107, 1905, 1908, 2107, 2303, 2406 & 2506

Letters have been submitted to the owners whose units were not available for the second visit and have been detected to contact Fire Code to test their safety equipment (at the owners' cost) as per the Vancouver Fire Code. All in-suite fire safety devices must be tested in accordance with the local Fire Code on a yearly basis. Owners whose safety equipment is not tested will be held liable and negligent if a fire occurs and it is determined that the fire originated in their unit.
6. Window Washing: Ace Window Cleaning will be on site Tuesday, March 25th and Wednesday, March 26th to complete the window washing of all inaccessible windows.
7. Leak - Units 602, 603, 601, 503, 502, 501, 403, 402 & 401: Onside Restoration is proceeding to complete the repairs in the noted units incurred from the pipe burst in the walls between 603 and 602. Onside Restoration will be contacting owners of the affected units to schedule the repairs. The cost of repairs is estimated at \$76,000 of which the strata corporation will be responsible for the \$5,000 insurance deductible.

8. **Parking Stalls:** The council is continuing to complete walkabouts in the parkade area and owners who continue to store unauthorized items in the parking stalls will be assessed a \$200 bylaw violation fine against their account.
9. **Storage Room:** A lottery will be coordinated for the rental of two large storage lockers in the parkade area. Residents who are interested in renting one of the two lockers, are requested to submit their name, unit and phone number to Vancouver Condominium Services by April 15th via fax 684-1539, or drop in the strata mailbox in the lobby.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected and privileged, subject to any other overriding and applicable law.

1. **Fob Re-registration/Special General Meeting:** A letter was received from a non-resident owner expressing concerns with the fob re-registration and recommendations for the rental bylaws to be presented at the Special General Meeting on March 26th. The agent was requested to send the owner a letter of thanks for the recommendations.
2. A letter was received outlining an owner's concerns about ongoing excessive noises from a neighbouring unit. The agent will submit a letter to the neighbouring unit advising that pursuant to bylaw 4.1(b) the strata corporation may impose a fine of \$200 for contravention of the strata's bylaws:

4. Use of Property/Pets

4.1 *An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:*

(b) *causes unreasonable noise, unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,*

3. **Water Leaks:** A letter was received from the owner TH#1773 with concerns of two water leaks within their unit. The agent has contacted WID and Levelton Engineers to investigate.
4. **Plumbing Concerns:** The owner of #902 submitted a letter with concerns of hot water issues and drain back-ups. The agent was requested to contact Milani Plumbing to review the owner's concerns.

NEW BUSINESS

1. Insurance Appraisal: The insurance appraisal (Cost of Reproduction) for Strata Plan LMS-3432 (2008) was received in the amount of \$32,953,000. The strata corporation's insurance company has been contacted to increase the insurance coverage as per the increased appraisal.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be the Special General Meeting held on Wednesday, March 26 2008 at 7:00 p.m. in the Amenities Room.

The next council meeting will be held on Tuesday, April 22, 2008 at 6:00 p.m.

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BP/af

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated. Please remember if you write cheques, to make them payable to your strata plan and to identify your suite number or strata lot. Payments are due on the first of each month.