

**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN BCS 552  
GALLERY**

Held on Tuesday, January 12, 2010 at 6:00 p.m.  
Within the Meeting Room  
1010 Richards Street, Vancouver, B.C.

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<b>COUNCIL IN ATTENDANCE:</b>	Tammy Sharp	President
	Sara Ahadi	Treasurer
	Jason So	At large
<b>REGRETS:</b>	Christina Bains	At large
<b>LICENSED STRATA AGENT:</b>	Anca Ciobanu	Crosby Property Management Ltd.

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The meeting was called to order at 6:10 p.m. by Anca Ciobanu, Licensed Strata Agent.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held on November 26, 2009 as previously distributed. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the November 2009 financial statements. CARRIED.

**REPORT ON UNAPPROVED EXPENDITURES**

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

**REPORT ON LITIGATION**

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

**GUEST BUSINESS**

There was no guest business.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

1. **Telus facilities – Project COMPLETED**
2. **New Yellow Parking Passes - They were mailed out to Owners**

The new **yellow** parking passes became effective December 15, 2009.

**Important notice!**

**After December 15, 2009 the old blue parking passes are not to be used anymore.**

**3. Annual Fire Inspection – See attached Notice**

Each year the Strata Corporation arranges for the testing of the building's fire safety equipment. This includes the testing of in-suite fire safety devices and this is a yearly requirement of the City.

The annual fire inspection will be conducted on **February 1<sup>st</sup> to February 8, 2009.**

**Any owner that does not provide access for in-suite testing may be held liable for negligence, should a fire start in their unit.**

**4. Demolition and construction on Richards on Richards**

Aquilini Development requested permission to install soil anchors and permission for crane swing over the Gallery. The LSA has been instructed by Council to inform Aquilini that the approval is subject to their agreeing to abide by the following conditions:

1. A Shoring - Crane agreement will signed after being reviewed by Strata's Lawyer.
2. Read Jones Christoffersen Consulting Engineers will conduct a pre-construction survey of the building to record the condition of the building before the installation of anchors. Also a condition survey after construction is required.
3. Aquilini will pay all the legal and engineering fees related to this project.

**CORRESPONDENCE**

The Strata Council reviewed several items of correspondence sent out and/or received to the date of the meeting, in regards to Bylaw infractions and other miscellaneous requests. Correspondence again dealt with key fobs, moves, parking passes and noise. Appropriate letters have been sent to those owners in violation of the Bylaws.

**NEW BUSINESS**

1. **Resident Manager Vacation** - The Resident Manager will be required to take a minimum of one week of his vacation by the end of March. The remaining vacation time must be taken during 2010. Dates to be confirmed.
2. **Building maintenance**

The following work has been completed:

- Degrease, wash and sweep lobby halls, garbage room and paint to match existing colours,
- Patched and repainted damaged drywall in lobby area near the elevators,
- Patched and repainted damaged walls on P1, P2 and P3.

**Minutes of the Council Meeting**  
**The Owners Strata Plan BCS 552**  
**Held on January 12, 2010**

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There being no further business, it was moved/seconded to adjourn the meeting at 8:30 p.m. The next meeting is tentatively scheduled for March 4, 2010, within the meeting room at 1010 Richards Street, Vancouver, B.C.



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Anca Ciobanu  
Licensed Strata Agent  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
[www.crosbypm.com](http://www.crosbypm.com)

**Owners are reminded that minutes are available on the website: [www.1010richards.ca](http://www.1010richards.ca)**

<p><b>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</b></p>
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**FIRE - PRO FIRE PROTECTION LTD.**  
FIRE PROTECTION SALES AND SERVICE

TO ALL RESIDENTS  
PLEASE BE ADVISED THAT FIRE-PRO  
WILL BE AT

**1010 RICHARDS STREET  
ON FEBRUARY, 1, 4, 5, AND 8, 2010  
BETWEEN 8:00AM & 4:00PM  
AND FEBRUARY 2 & 3 BETWEEN 11:00AM & 7:00PM**

**INSUITE TESTING WILL BE  
BETWEEN 3:00PM-7:00PM  
FEBRUARY 2<sup>ND</sup> – FLOORS 24<sup>TH</sup> TO 12<sup>TH</sup>  
FEBRUARY 3<sup>RD</sup> – FLOORS 11<sup>TH</sup> TO MAIN  
AND TOWNHOUSES**

TO PROVIDE THE ANNUAL SERVICE AND TESTING OF  
THE BUILDING'S FIRE ALARM SYSTEMS.  
DURING THIS TIME,  
BELLS WILL BE RINGING INTERMITTENTLY.

PLEASE MAKE SURE THAT ARRANGEMENTS ARE MADE  
FOR OUR TECHNICIANS TO ACCESS YOUR PREMISES  
AND TEST YOUR LIFE SAFETY EQUIPMENT. WE WILL  
NOT ENTER ANY SUITES UNESCORTED.  
**THIS IS A REQUIRED PART OF FIRE SYSTEM  
MAINTENANCE.**  
**THANK YOU FOR YOUR COOPERATION.**

*"WE TAKE PRIDE IN OUR WORK AND BELIEVE LIFE SAFETY COMES FIRST"*

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