

# MINUTES OF STRATA COUNCIL MEETING

## Strata Plan LMS 869 – Pacific Place Landmark I

Held: Wednesday, November 18th, 2009 @ 6:00 pm.  
The Meeting Room – 950 Cambie St, Vancouver

### ATTENDANCE

Peter Cox – Vice President  
Riaz Kassam – Treasurer  
Peter Derry – Secretary  
Robert Owen  
Paul Kral from AWM-Alliance Real Estate Group Ltd.  
Susan Lerch – Site Manager

Regrets: Steve McVittie – President; Chris Hobbs

The meeting was called to order @ 6:05 p.m. by Peter Cox.

### COUNCIL POSITION

Raju Bhattarai has resigned from Council and sold his suite. Council wishes to thank Raju Bhattarai for all of his hard work on behalf of the Ownership. Council accepted Robert Owen as a Member of the Strata Council.

### MINUTES OF THE LAST COUNCIL MEETING

It was **MOVED, SECONDED AND CARRIED UNANIMOUSLY** to APPROVE the minutes from October 21st, 2009 as previously circulated.

### FINANCIAL REPORT

The Treasurer presented a verbal report on the financial status of Strata Plan LMS869. The financials statements for October 2009 were approved.

**Accounts Receivable** – The reminder notices were mailed to all Owners in arrears.

AWM-Alliance conducts collection in accordance with the bylaws each month on all outstanding accounts. Owners are advised that your monthly maintenance payments are due and payable on the first of each month. Non-compliance may result in the Strata Council assessing fines, interest charges applied to outstanding balances, and/or having a legal lien placed on the unit. **Owners are encouraged to correspond with Council if they expect delays/experience financial difficulties.**

### Site Managers Report

The site manager's report is available on Pacific Place Landmark I website or at AWM alliance's office. It was **MOVED** and **SECONDED** to receive the site manager's report for the period up to November 17th, 2009.

**MOTION CARRIED UNANIMOUSLY**

## **BUSINESS ARISING FROM THE MINUTES**

**Window Inspection** – Extreme Glass inspected windows in several units and replaced window seals. Those units will be further monitor for possible water condensation before Morrison & Hershfield will be called in to further investigate the problems.

**Fobs / Form K / Parking** – As noted in October 2009 minutes, the Council developed the Registration procedure plan for fobs registration. For those who are not able to read their fob number, the Council is going to arrange for the manual registration sometimes in December 2009. Further notices will be mailed out well in advance.

### **Maintenance Items –**

- *Leak in P2* – The sprinkler pipe leak in P2 was repaired.
- *Pool* – The Council reviewed quote for repair of the faulty light in the pool and requested 2<sup>nd</sup> quote.
- *Security for 2010 Olympics* – The council approved Apple Security to assist with security during 2010 Olympics.
- *Dryer Vent* – The Council approved upgrade of the dryer vent ducting in the caretaker suite.
- *Carded Reader* – The Council approved card reader replacement in the elevator.

## **NEW BUSINESS**

**Insurance Renewal** – The Property Manager negotiated renewal of the building insurance coverage. The Property manager noted several major repairs were completed and that Strata did not make any insurance claim in 2009, therefore seeking reduction of the water/sewer deductible which is currently at \$75,000.00. The insurer responded that they required three years claim free history in order to decrease the deductible. The Council approved the insurance coverage for 2009/2010.

**Landscaping Contract** – The Council renewed Para Space Landscaping contract at the annual cost of \$7,700.00.

**Preliminary AGM and Budget Discussion** – The Council discussed the resolutions to be voted on at the AGM. These will be discussed and finalized at January 2010 meeting.

## **CORRESPONDENCE**

Items of correspondence were reviewed and the Council has directed the Property Manager to respond.

An Owner submitted request for non-structural upgrades in the suite. The council approved the request.

## **NOTICES**

**Garage Door Closing** – It was noted that residents click on the garage gate while it is still moving. This can result in the motor/mechanism to be worn out faster and possible motor break and spring shaft. The Strata Council would like to ask people not to click on moving gate if possible and let gate fully close before clicking to open the gate.

**Alcohol Consumption – Open Alcohol is not permitted anywhere on common property, including lobby, hallways, exercise areas and pool area, both front and back courtyards.**

**Garbage Bags** - When bringing garbage down to the garbage room for disposal, please ensure that garbage bags are sealed and wrapped up properly so that nothing spills or drips out onto the carpet or elevator floors.

## **SECURITY**

All Owners/Residents are asked to:

- \* never leave keys or key fobs in their vehicle
- \* report any lost or stolen keys to AWM immediately
- \* not allow strangers into the building
- \* meet delivery personnel at the front door
- \* watch the garage gate close after driving in/away from the parking area

**Suite Modification/ Insurance** - Owners are reminded that they should have appropriate levels of "contents" and insurance coverage for their belongings and any improvements that have been done to the suite since originally built.

**24-Hour Emergency:** Residents are requested to contact the **AWM by calling 604-685-3227**

**RENTALS:** In accordance with the bylaws, all Owners renting their strata lots are reminded that it is mandatory to have an updated "**Form K**", **Notice of Tenants Responsibilities**, given to the corporation within 30 days of each new tenant moving into the strata lot. It is requested at this time that all tenanted strata lots provide an updated "Form K". AS PER THE BYLAWS, IF AN UPDATED "FORM K" IS NOT FILED WITH AWM A FINE OF **\$200.00** WILL BE ISSUED TO THE STRATA LOT EACH MONTH. TO OBTAIN A "FORM K" PLEASE SEE WEB SITE: [WWW.FIC.GOV.BC.CA](http://WWW.FIC.GOV.BC.CA) .

### **Move/Delivery Procedures:**

- The Resident must arrange in writing for the elevator booking with the Property Manager or Site Manager 7 days in advance of a move, and for a delivery.
- Residents are to contact the Property Manager or Site Manager for moves/deliveries to ensure that the elevator pads are erected.

**Owners are reminded to keep these documents for their future reference in the event that they wish to sell their suite. Please note that any replacement copies must be purchased from AWM-Alliance.**

**ADJOURNMENT** – There being no further business, the meeting was adjourned at 7:30 p.m. The next Council meeting – January 20th, 2010 @ 6:00PM – meeting room.

The minutes were taken and respectfully submitted by:

**Paul Kral, AWM– Alliance Real Estate Group Ltd.**

**General Inquiries: 604-639-2189**

Email: [paul@awmalliance.com](mailto:paul@awmalliance.com)