

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

Held on Tuesday, July 7, 2009 at 6:00 p.m.
Within the Meeting Room
1010 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:

Tammy Sharp
Sara Ahadi
Kevin Simmonds
Christina Bains
Jason So

PROPERTY MANAGER:

Anca Ciobanu

Crosby Property Management Ltd.

The meeting was called to order at 6:06 p.m. by Anca Ciobanu, Property Manager.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held on May 28, 2009 as previously distributed.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the May 2009 financial statement. 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.

RESIDENT MANAGER REPORTS

There was nothing new reported by the Resident Manager.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Facilities – The preliminary drawings were sent by Telus and reviewed by Council. It was agreed that everything is in order.

Broken Curb in the parkade – It was noted that a car hit and broke a curb in the parkade. Arrangements will be made to fix the problem.

Painting: Floors 24 to 17 had been painted. Touch ups in other common areas will continue as usual.

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Pigeon Problem – It has been noted that residents continue to feed the pigeons around the building.

Council requests that residents do NOT feed the birds, have bird feeders, or encourage the birds in any way onto the building. Please clean any droppings on your balcony immediately to avoid corrosion.

Failure to address this problem quickly will result in unnecessary additional expenditures being incurred by the Strata Corporation. All owners' cooperation in this regard and the acceptance of these requests is appreciated.

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 and parking passes and noise. Appropriate letters have been sent.

Moves

Owners are reminded that moves are to be pre booked through the Resident Manager, who can be reached @ 778-863-4512 Monday to Friday, during regular business hours. Owners are as well reminded that any change of occupant will be assessed a moving fee, whether it is 1 suitcase, 1 box, 10 boxes, a couch, or a full move.

NEW BUSINESS

Signs in the garden

A Council member suggested that signage such as "No dogs allowed in gardens" be installed in the garden. 3 new signs have been approved.

Parking Passes

One Council member and the Property Manager are obtaining costs for new parking passes to replace on the current ones.

Elevator phone system – Battery replacement

The original installer, Webb Solution Limited has advised that the emergency back up batteries for both elevator phones are due for replacement. It was moved/seconded to approve the quotation from Webb Solution Limited.

Interphone/Security System – Lease Finance

Roynat Inc. has confirmed that the equipment has been paid in full effective June 1, 2009.

Rules Revisions

Council members will meet to review the current rules and recommend changes to reflect the current best practices. The revised rules will be discussed at the next Council meeting.

Electrical High Voltage Equipment Cleaning

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The "hydro vault" (the electrical room) must be maintained and inspected every three years. To do this, the power must be shut down to the entire building. A notice will be posted well in advance.

The Property Manager provided Strata council with two quotes in order to ensure that the Strata Corporation is receiving the best service for a reasonable price. It was moved/seconded to approve the quotation from Power Pro Electric

Leak in Stairwell 2 leading to residential floors - The leak reported by the resident manager will be investigated by Bemco. If necessary a second opinion will be requested.

Pest Control – The ant treatment will be conducted by the pest control company in the second floor garden.

Block Watch Program - Reminder

Your participation can, and will make a difference so please do not be a spectator in the community safety game for community safety and Block Watch is interactive. A notice advising how to JOIN BLOCK WATCH PROGRAM has been posted.

Block Watch is one of the most comprehensive and successful home security and community safety programs.

This program involves two commitments. The first is to be concerned about your neighbour's property as you would your own. The second is to report suspicious or criminal activity to the police and to your neighbours.

Successful communities are built from caring neighbours like you. Society is realizing that the power of the Block Watch Program is not just what the police are doing, but what the police and residents are doing together.

Safety and security are not the only benefits of joining the Block Watch Program. The aims and objectives of the program include:

- Reducing residential crime.
- Improving police/public relations by working together.
- Establishing a strong sense of community with neighbours.
- Realizing a safe and successful community.

There being no further business, it was moved/seconded to adjourn the meeting at 8:00 p.m. The next meeting is tentatively scheduled for September 2009, within the meeting room at 1010 Richards Street, Vancouver, B.C.



Anca Ciobanu
Property Manager
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General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Owners are reminded that minutes are available on the website: www.1010richards.ca

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.
