

IMPORTANT INFORMATION	Please have this translated	重要資料
RENSEIGNEMENTS IMPORTANTS	Prière de les faire traduire	これはたいせつなお知
INFORMACIÓN IMPORTANTE	Busque alguien que le traduzca	알려드립니다
CHỈ DẪN QUAN TRỌNG	Xin nhờ người dịch hộ	सुगुणी नारुवणी वरु

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION
LMS 1872, PARIS PLACE, 6:00 PM, ON MONDAY, DECEMBER 21, 2009
MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

Present: Timothy Turner President
Dmitri Traktoenko Vice – President
Rita Lum Treasurer
Rhyon Caldwell Building Improvement
Sean Bickerton Communication

In attendance: Del Wordofa Building Manager
Kerry MacDonald Strata Manager
Michael Chao Strata Manager

1. CALL TO ORDER

The Vice-President, Dmitri Traktoenko, called the meeting to order at 6:08 PM, and the President, Tim Turner, took over chairing the meeting at 6:25 PM

2. APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED** to approve the minutes of November 9, 2009, which were circulated to Council earlier. **CARRIED**

3. FINANCIAL REPORT

The Strata Manager disclosed the arrears and the balances of the Operating and CRF accounts.

It was disclosed that prior to receiving full refunds on charge-backs from Henderson Development, Strata needs to borrow CRF funds to meet short-term obligations; hopefully, funds would be paid back shortly or before the end of the current fiscal year.

It was **MOVED/SECONDED** to approve the financial statements from September to November 2009, as previously distributed. **CARRIED**

4. BUILDING MANAGER'S REPORT

The report, which was emailed to Council earlier, was officially received by Council.

5. OLD BUSINESS

Visitor Parking

Council authorised the Strata Manager to negotiate with and report on various parkade operators to explore ways to generate more revenue for the Strata.

Renovation of the Penthouse Floor

It was **MOVED/SECONDED** to endorse the renovation application by the Penthouse Owners, as it involves common area. The Owners will need to ratify this application at the upcoming AGM. (The Council member who was a Penthouse Owner abstained).
CARRIED

Meeting with Henderson regarding T & T

Sean Bickerton,. The Communications Chair met with Henderson regarding operations at T & T. In response, the Developer agreed to speak with T & T to improve its operations, including clean up, control of odour emission, and improve management of their garbage. The matter will be monitored in due course.

Common Area Upgrades

This matter is under review, as quotes that were to be presented by various Committees were not available for further consideration.

Roofing Repair Reimbursement

The cost of the repair to the fifth-floor leak was around \$60,000. Tim Turner advised that council that he contacted the insurance company and advised them that this loss occurred due to a planter leak and it should be covered by the Strata's insurance. Strata will be receiving funds from the Insurer shortly.

6. NEW BUSINESS**Resolutions for February 24 AGM**

Council will recommend to Owners at the AGM to support: a common area upgrade, a penthouse corridor upgrade, a vote on visitor parking arrangements and a biannual strata audit.

7. CORRESPONDENCE

Council received a draft letter objecting to the extension of operating hours proposed by an adjacent business. Citing problems associated with noise that would last into early mornings, disorderly conduct and possible disturbances, Council endorsed the letter and directed the Strata Manager to send the letter on behalf of the Strata.

8. ADJOURNMENT & NEXT MEETING

The meeting was adjourned at 7:10 p.m. The next meeting will be held on Monday, January 18 at 6:00 pm.

ATTENTION

Please keep these minutes on file as a permanent record of your Strata Corporation's business.
Replacement of either Strata documents will be at the owner's expense.