

Siegle Properties B.C. Ltd.

#210-8833 Odlin Crescent,

Richmond., B.C. V6X 3X7

Tel:(604)207-2000 Fax:(604)207-2001

MINUTES OF THE COUNCIL MEETING STRATA PLAN LMS 1101

Held : July 22nd 2008 at 7:30 p.m. in the Sapphire Manor Meeting
Room - 9633 Manchester Drive, Burnaby., B.C.

Present : Dimitri Schwartzman
Ali Khojasteh
Stephen Ma
Amy Lau
Iris Wong
Peter Yan

President
Vice President
Finance

Regret : Hanif Maleri

Strata Agent : Norman Ma

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GUEST BUSINESS

Owners from seven units had registered and presented their inputs at the meeting.

#1502 in Crystal Tower brought forth attention to the council regarding the recurrence of water ingress from the roof despite previous repairs had been done. It appeared to be caused by a misaligned flashing on the roof top, the agent will recall the roofer to repair the fragment. The owner has also produced an outstanding reminder from the management office which was carried over from the previous billing on a bathroom flood caused the ceiling damaged to the unit below. Agent will retrieve all pertinent invoices to substantiate the chargeback.

Crystal entrance tile repair was discussed. The non-slippery material used was designed for exterior safety application. The grouting finishing was aligned with the existing surface.

In spite of the razor paint removal process applied last year, some units still have paint splash on their windows. Agent will co-ordinate with a crew to remove the splash and notify residents of the schedule.

Prolong use of the exercise equipments in the Emerald Tower was noted. For consideration and courtesy of the neighbor, please limit the use of equipment to ½ hour so that the other users can enjoy the facility.

CALL TO ORDER

The meeting was call to order by the President Dimitri Schwartzman at 7:55 pm.

MINUTES OF THE PREVIOUS MEETING

It was Moved and Seconded to approve the Special Council Meeting Minutes for June 5th 2008 as circulated.

MOTION CARRIED

FINANCIAL REPORT

The Financial statements and invoices of June were submitted and found that everything is in order and within budget. It was Moved and Seconded to adopt the statement as presented.

MOTION CARRIED

Owners wishing a copy of the strata corporation's financial statement may contact the office during the regular business hour, Monday to Friday.

BUSINESS ARISING

Diamond Parking Services has submitted a parking enforcement proposal for the complex. Regular patrols by their enforcement personnel will help to deter parking violators. The patrols will also serve to provide a sense of safety against vandalism and loitering. The company will also provide other services as retrieve keys locked in the vehicles, jump start a dead battery, a flat tire change and if out of fuel, tow the vehicle to the nearest 24 hours service station all without any cost to the residents and can be cancelled with 30 days' notice. Council discussed on its implementation of services and potential deterrence of vandalism. It was Moved, Seconded and Carried to obtain DPS parking patrol services.

West Coast Surveillance has accepted the cost adjustment, Council tabled detailed terms regarding payments and the holdbacks for agreement. Works anticipated beginning of September.

Pharoad ants in some suites in the Emerald Tower were reported even though treatments had been applied. Agent will gather all units still experiencing the ants to recall the pest control company to pesticide the affected areas.

The parts for the boiler in the Emerald Tower have been ordered and should be arrived for replacement early August.

Repair on Crystal Tower exercise room has been completed, residents are welcome to use the amenities during the opening hours. Residents are reminded to be vigilant and report of any suspicious activities and persons to the office at: 604-421-3877

The planters in the repaired areas were dug out and filled with soil only, the gardener was suggested to either plot new trees or sod with grass in early spring, summer is never a good time for new plant, new shrubs will be implanted next spring in the soiled planters.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:50 p.m.
The next Council Meeting will be scheduled.

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Off: 604-207-2000

Fax: 604-207-2001

NOTICE TO ALL RESIDENTS

Burnaby Towing has been instructed to patrol the Visitor Parking area
periodically and remove any vehicle not displaying
the yellow visitor parking permits

Visitor Parking stalls are restricted to resident visitors only,
all visitor parking must clearly display valid permit issued by the corporation or
will be removed at the owner's expense

Residents are reminded

NO DESERTED FURNITURE, APPLIANCES AND CONSTRUCTION DEBRIS
are permitted to be placed in the garbage refuse area. Anyone found violating
the rules will be charged of removing the discarded items.

All boxes and cardboard containers must be folded and flattened before disposing
into the recycle bin

<p>Please retain the minutes for legal record of the Corporation, replacement of minutes will be subject to payment of fees.</p>
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