

# Siegle Properties B.C. Ltd.

#210-8833 Odlin Crescent,

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## MINUTES OF THE COUNCIL MEETING STRATA PLAN LMS 1101

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Held	: March 18 <sup>th</sup> 2008 at 8:00 p.m. in the Sapphire Manor Meeting Room - 9633 Manchester Drive, Burnaby., B.C.	
Present	: Dimitri Schwartzman Stephen Ma Hanif Maleri	President Finance
Regret	Daniel Cheung Amy Lau	
Guest	: Ali Khojasteh	S/L #78
Strata Agent	: Norman Ma	Siegle Properties B.C. Ltd.

### GUEST BUSINESS

Mr. Khosjasteh presented at the beginning of the meeting with recommendation on issues particularly in safety and security, proposing to incorporate rental restriction or percentage rental by-law, and further suggested to install security camera system in the common areas to monitor the daily activities in the common area i.e. underground parkade and the garbage refuse area.

The President extended his appreciation of the owner's input and stressed that items are attached to the common interests and benefits of the complex owners which shall be brought forth for consideration at the AGM.

### CALL TO ORDER

The meeting was called to order at 8:45 p.m. by the President Dimitri Schwartzman.

### MINUTES OF THE PREVIOUS MEETING

It was Moved and Seconded to approve the January 21<sup>st</sup> 2008 Meeting Minutes as circulated.

CARRIED

### FINANCIAL REPORT

Mr. Stephen Ma, the Finance chair, upon reviewed of the February financial statement, has found all expenditures were in good order and conformed with budget. It was Moved and Seconded to adopt the statement as presented.

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

The underground parkade water ingress repair was progressing gradually given the erratic weather conditions, few more additional areas of source were uncovered through water test as the work advanced, all such areas of permeation have been restituted satisfactory, the final stage of reparation is anticipated at the end of April.

The total cost of boiler replacement from Honeywell has not been finalized at the time of the meeting, the agent will proceed with further inquiry to the company to submit the overall cost of new units for council's decision.

New parking permits have been issued. Record indicated that some residents have not yet registered their transmitters and received their respective parking tags. Residents are reminded that only vehicles displayed proper permits are allowed to use the common parking stalls at all time, all other vehicles will be removed at the owners' expenses without notice. Residents are urged to contact the site office at: 604-421-3877 to make necessary arrangement to pickup their permits in order to use the common parking facilities. Reserve parking stalls are used for service vehicles only and are not to be used by the residents or visitors. No parking is allowed on the fire lane.

Residents were noticed disposing of garbage, furniture, construction debris which were brought in from another site and laid outside of the refuse area that not only caused obnoxious odour, as well, an extra truck load cost of removal will amplify the maintenance expenses.

Security camera implementation was the paramount topic discussed together with the need for lighting illumination in the courtyard area to enhance security and safety. Council concurred to a resolution to raise funds for installation of CCTV and the lighting to be scheduled for all owners' vote at the upcoming Annual General Meeting.

Tiles in the front entrance of Emerald and Sapphire were found crack and missing due to the rugged flooring. To maintain the aesthetic and safety of the buildings, it is necessary to replace the tiles with more rigid and stout materials. As the existing granite tiles were installed originally by the developer, replacement with identical type and colour scheme will not be feasible, slates will be used to re-lay the three towers entrance.

#### NEW BUSUNESS

A Settlement Conference Notice of the monetary claim from Norwest Waste System scheduled for April 21<sup>st</sup> 2008 System was received. Council unanimously acceded to retain a legal counselor to represent LMS 1101 to litigate the claim. The agent will gather all pertinent documents from the predecessor to prepare for the conference.

Council noted the underground parkade is covered with soot and grimed as it has not been regularly washed and maintained, it may well be due for power washing, the agent was asked to seek quotes from companies to undertake the cleaning.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 10:15 p.m. The next meeting will be the Annual General Meeting scheduled for April 29<sup>th</sup> 2008, formal notices will be sent to Owners.

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