

# Siegle Properties B.C. Ltd.

#210-8833 Odlin Crescent,

Richmond., B.C. V6X 3X7

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

33-701

## MINUTES OF THE COUNCIL MEETING STRATA PLAN LMS 1101

Held : September 4<sup>th</sup>, 2006 at 7:50 p.m. in the " Emerald Site Office "  
9603 Manchester Drive, Burnaby., B.C. V3N 4Y9

Present : Noel Christiansen President  
Stephen Ma Finance  
  
Daniel Cheung  
Amy Lau  
Hanif Merali  
Dimitri Schwartzman

Regret : Afsoun Jalili

Strata Agent : Norman Ma Siegle Properties B.C. Ltd.

### CALL TO ORDER

The meeting was called to order at 7:50p.m. by the President.

### MINUTES OF THE PREVIOUS MEETING

It was Moved and Seconded to approve the previous Meeting Minutes as circulated.  
CARRIED

### FINANCIAL REPORT

The August Financial Statement indicated an operating surplus of \$ 21,459.46 in the operating account net of schedule expenses with all paid invoices found to be in order. It was RESOLVED to approve the financial statements as prepared.

CARRIED

### BUSINESS ARISING

As noted since the work schedule for the site staffs was implemented, attendance had noticeably been improved. The strata agent will continue monitoring activities to ensure persistency of performance.

Suggestion to change the entrance code from standard unit numbers to a different numeral for privacy was discussed. The strata agent will investigate and consult with the monitoring company for the possibility of an amendment.

It was noted that the parking stalls were being used by non-visitors on regular intervals, Councils unanimously agreed that the unauthorized parking tow should be enforced. Security guard will be instructed to carry out towing of the repeated encroachers.

The water supply in Emerald Tower was shutdown for three hours on Friday August 15<sup>th</sup>, 2006 due to the fire alarm triggered by the painting crew during the course of setting up the swing station on the roof top, a painter had accidentally disconnected the fire extinguisher water supply hose which caused the water escaped to 22<sup>nd</sup> floor stairwell and hallway areas resulted the fire panel was tampered. The overall repair expenses will be reversed to the painters.

The exterior painting is at the final stage of completion, the strata agent will observe the process of the works prior to the last disbursement with the necessary deficiency hold back.

The lobby areas will be re-faced and repainted as per the exterior painting arrangement. Upon completion of the outside work, schedule to repaint and re-wall papering in the lobby corridors and the elevator doors will ensue.

As the exterior painting consumed the better part of the summer, due to the imminence of the rainy season, it was agreed that the annual window cleaning will be re-scheduled early next spring. Units with exterior paint residuals on the windows will be razored at the same time of the window cleaning.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 9:40 p.m.

Siegle Properties B.C. Ltd.  
#210-8833 Odlin Crescent,  
Richmond., B.C. V6X 3Z7  
(604)207-2000 (24 Hours Emergency Services)  
Strathmore Towers  
Strata Plan LMS 1101

**NOTICE TO ALL RESIDENTS**

- \* Visitor parking spaces are restricted to resident visitors use only and are limited to a maximum duration of four hours.

Over night visitors parking after 12:00 midnight must report to the security at the site office.

All vehicles must display valid permit issued by the Strata Corporation or will be removed at the owners expense.

- \* No owners, residents, visitors guests or service vehicles hired by owners or occupants shall park in fire lanes, areas marked "NO PARKING" or where designated by yellow lines or curbing.

All unauthorized vehicles will be towed at the vehicle owners' expense

- \* To enhance security and safety  
do not allow/hold doors for persons unknown

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