



**MODE
STRATA PLAN BCS 2557**

**STRATA COUNCIL MEETING MINUTES
TUESDAY, MAY 13, 2014, 5:30 PM**

COUNCIL PRESENT:

**Mr. Michael Williams
Mr. Payam Fouladianpour*
Ms. Renee Sarich
Ms. Natalia Chrusny
Ms. Joanna Anderson
Mr. Leandro Lellis**

COUNCIL REGRETS:

Mr. Wayne Wilton

MANAGEMENT PRESENT:

**Calin Ambrus, Property Manager
Pacific Quorum Properties Inc.
cambrus@pacificquorum.com / direct line: 604-629-0426**

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

2. COUNCIL MEMBER RESIGNATION

The Property Manager reported that Mr. Payam Fouladianpour resigned from the Council, as he sold his unit, and therefore no longer being an Owner. Payam was thanked for his time, effort, and all his hard work on the Council and for the Owners at Mode.

3. ELECTION OF PRESIDENT, VICE-PRESIDENT, AND TREASURER

The following officers were elected or volunteered for the following positions:

Mr. Wayne Wilton	President
Mr. Michael Williams	Vice-President
Mr. Leandro Lellis	Treasurer

It was:

MOVED/SECONDED

To approve the elected/volunteered officers.

CARRIED

4. ADOPTION OF PREVIOUS MINUTES

It was:

MOVED/SECONDED

To adopt the minutes of the March 11, 2014 Council meeting as circulated.

CARRIED

5. **BUSINESS ARISING**

a. **Parkade Exhaust Fan Repairs**

The Property Manager reported that Elafon Mechanical Ltd. is yet to complete the parkade exhaust fans repairs.

b. **Security CCTV Camera Installation**

It was:

MOVED/SECONDED

To ratify the vote (taken via email) prior to the Council meeting to approve the quotation received from CIS Cobra for the total amount of \$12,666.88 to install CCTV security cameras in the common areas, as per scope of work provided.

CARRIED

c. **Fire Equipment Deficiencies**

The Property Manager reported that Mountain Fire Protection completed the fire equipment deficiency repairs, as per scope of work provided.

d. **Building Envelope Repairs and Maintenance**

It was:

MOVED/SECONDED

To ratify the vote (taken via email) prior to the Council meeting to approve the quotation received from Design Roofing for the total amount of \$14,232.00 plus taxes to carry out building envelope repairs, as per scope of work provided.

CARRIED

e. **Fob Audit**

Following a discussion, it was decided that this item be **TABLED** until the next Council meeting.

6. **FINANCE**

a. **Financial Statements**

Financial Statements for March and April 2014 were reviewed in detail.

It was:

MOVED/SECONDED

To approve the Financial Statements for March and April 2014, as presented.

CARRIED

b. **Arrears**

Owners are reminded that it is extremely important for their accounts to be kept up-to-date, as fines and interest will be levied against all strata lots with outstanding balances and late payments.

7. **COMMITTEE REPORTS**

a. **Landscaping**

The Council reported that the missing tree located on Richards Street has been replaced. Furthermore, it was noted that the spruce trees on the roof patio have been pruned.

b. Security

There was nothing to report.

c. Building Maintenance

- The Property Manager was instructed to follow up with MDT Backflow to ensure that the irrigation sprinkler system works properly.
- The Property Manager is to follow up with the City of Vancouver to have the Smithe Street sidewalk area tiled.

8. NEW BUSINESS

a. Building Washing

It was:

MOVED/SECONDED

To ratify the vote (taken via email) prior to the Council meeting to approve the quotation received from Imagine Building Maintenance for the total amount of \$10,106.00 plus taxes to clean the building exterior, interior courtyard, parkade, exterior windows and awnings as per scope of work provided.

CARRIED

b. Front Area Appearance

A discussion ensued regarding the need to improve the appearance of the front area of the building. Council and the Property Manager are to work together to obtain proposals and recommendation regarding this matter. It was noted that the back alley concrete planters are being abused by no-residents and therefore the Property Manager was instructed to obtain recommendation to enclose or remove the planters above mentioned.

9. CORRESPONDENCE

The Property Manager reported that the following correspondence was received:

- one (1) concerns with loitering;
- one (1) concern regarding smoking on common property and loitering;
- one (1) report of a security incident at the neighboring complex; and
- one (1) response regarding a noise bylaw violation complaint.

The Strata Council reviewed all correspondence received, and instructed the Property Manager to respond to the above correspondence accordingly.

10. ADJOURNMENT

There being no further business to discuss at this time, the meeting was adjourned at 6:50 p.m.

NEXT MEETING
Tuesday, July 8, 2014

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Submitted By:

PACIFIC QUORUM PROPERTIES INC.

Calin Ambrus, Property Manager

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24-Hour Maintenance Emergency #: 604-685-3828

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RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xỉa nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

सबुती साडकारती विरवा अवते विसे वेला रिग एा सुलंका करवाक

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