



MODE
STRATA PLAN BCS 2557

STRATA COUNCIL MEETING MINUTES
WEDNESDAY, JULY 16, 2014, 5:30 PM

COUNCIL PRESENT:

Mr. Michael Williams
Ms. Renee Sarich
Ms. Natalia Chrusny
Ms. Joanna Anderson
Mr. Wayne Wilton
Mr. Matthew Kavanagh

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 CHANGE – OFFICER APPOINTMENT

The Property Manager reported that Mr. Leandro Lellis resigned from Council prior to the Council meeting.

Mr. Matthew Kavanagh has been appointed to serve as Treasurer on the Council effective immediately, for the remainder of the term.

It was:

MOVED/SECONDED

To approve the above changes to the Strata Council.

CARRIED

3. ADOPTION OF PREVIOUS MINUTES

It was:

MOVED/SECONDED

To adopt the minutes of the May 13, 2014 Council meeting as circulated.

CARRIED

4. FINANCE

a. Financial Statements

Financial Statements for May and June 2014 were reviewed in detail.

It was:

MOVED/SECONDED

To approve the Financial Statements for May and June 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.

5. **BUSINESS ARISING**

a. **Parkade Exhaust Fan Repairs**

The Property Manager reported that Elafon Mechanical Ltd. completed the parkade exhaust fan repairs.

b. **Security CCTV Camera Installation**

The Property Manager reported that CIS Cobra completed installation of the CCTV security cameras in the common areas, as per the scope of work provided.

c. **Fire Equipment Deficiencies**

It was noted on the fire equipment deficiency report that emergency light batteries in the bike room have yet to be replaced. The Property Manager was instructed to follow up with Mountain Fire Protection to ensure that these items are being addressed in a timely manner.

d. **Building Envelope / Roof Repairs and Maintenance**

The Property Manager reported that Design Roofing completed repairs to the building envelope repairs, as per the scope of work provided.

e. **Building Washing**

The Property Manager reported that Imagine Building Maintenance completed cleaning of the building exterior, interior courtyard, parkade, exterior windows and awnings as per the scope of work provided.

f. **Sprinkler / Irrigation System**

The Property Manager was instructed to follow up with MDT Backflow to ensure that the irrigation sprinkler system is working properly.

g. **Sidewalk Pavers**

The Property Manager is to follow up with the City of Vancouver to have the Smithe Street sidewalk area tiled.

h. **Front Area Appearance / Back Alley Concrete Planters**

The Property Manager reported that a budget of \$3,500.00 is required to add a concrete cover to the back alley concrete planters. Following a discussion, it was decided that this item is to be **TABLED** for future consideration.

i. **Fob Audit**

A discussion ensued on the necessity to have a fob audit conducted for all the residents at MoDe. The Property Manager is to inquire with Action Lock regarding this matter.

6. COMMITTEE REPORTS

a. Landscaping

The Council reported that four (4) Spruce trees located on the rooftop have been replaced, as per the proposal provide by the landscaper. Following a discussion, the Property Manager was instructed to follow up with the landscaper regarding the Birch trees located in the courtyard as they require pruning.

b. Security

There was nothing to report.

c. Building Maintenance

Elafon attended the site to investigate an issue with the MUA units as it was noted that they are not working properly.

8. NEW BUSINESS

a. Envelope / Roof – Additional Repairs

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 \$4,637.00 plus taxes to carry out additional repairs to the roof membrane, as per the scope of work provided.

CARRIED

b. Carpet Cleaning - 4th Floor and Amenity Room

It was:

MOVED/SECONDED

To approve the quotation received from Bar-El Building Maintenance for the total amount of \$325.00 plus taxes to clean the carpets on the 4th floor and the amenity room, as per the scope of work provided.

CARRIED

c. Ceiling Repairs – Two Units

It was:

MOVED/SECONDED

To approve the quotation received from Circle Restoration to carry out ceiling repairs to the two (2) units affected by the exterior roof water ingress, as per the scope of work provided.

CARRIED

d. Back Alley Ledge Painting

A proposal (\$950.00 plus taxes) was received from Circle Restoration to paint the one (1) ledge on the alley side of the building. Following a discussion, the Property Manager was instructed to obtain further clarification from the contractor regarding this matter.

e. Moda Hotel – Change of Hours for Liqueur Service

A discussion ensued regarding the recent Moda Hotel's change of hours for liquor service and the impact this change is having on the residents of the MoDe. Following a discussion, the Property Manager was instructed to send a letter to the Liquor Control and Licensing Branch to oppose the proposal as this negatively impacts the residents of the MoDe complex.

f. **Parkade Cleanup Reminder – Items Stored**

Residents are reminded that as per the Fire Department, and per the Strata Corporation Bylaws, no items are allowed to be stored in the parking stalls other than vehicles.

8. **CORRESPONDENCE**

The Property Manager reported that the following correspondence was received:

- two (2) concerns with noise
- one (1) response regarding a noise bylaw violation complaint
- one (1) request for permission to renovate inside the unit
- one (1) concern regarding wasps and pest control
- one (1) report of an issue with parking storage
- one (1) report of a vehicle speeding in the parkade
- one (1) response to a parking bylaw violation letter
- one (1) response regarding a noise bylaw violation complaint
- one (1) request for permission to install an air conditioning unit
- one (1) report of a vehicle leaking oil/transmission fluid
- one (1) inquiry regarding landscaping

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

9. **ADJOURNMENT**

There being no further business to discuss at this time, the meeting was adjourned at 7:25 p.m.

NEXT MEETING
Tuesday, September 16, 2014

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Submitted By:

PACIFIC QUORUM PROPERTIES INC.

Calin Ambrus, Property Manager

430-1200 West 73rd Avenue

Vancouver, BC V6P 6G5

Tel: (604) 685-3828

Fax: (604) 685-3845 / Direct Phone: 604-629-0426

Email: cambrus@pacificquorum.com

Website: www.pacificquorum.com

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 Xin 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

सुवर्ती जानकारी बिबरन करवे विषे लेल हिन एा सुल्लेख करवाएँ

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