Prior to calling the meeting to order Council was given a short presentation by Visio Media. Also, two owners came forward wanting to address the strata council without prior appointment.

Owners and residents are reminded that no owner should attend a meeting with the intention to speak to Council without prior scheduling with the Strata Agent.

**CALL TO ORDER**

The meeting was called to order at 7:30 p.m.

**PRESENTATION: VISIO MEDIA REGARDING THE ELEVATOR DIGITAL SCREENS**

It was **MOVED, SECONDED** and **CARRIED** to enter into the proposed contract once submitted by the company.

The service will benefit the owners and the Strata Corporation both informationally and financially with a certain percentage of the revenue returning to the Strata Corporation. The screens will allow the Strata Council to post important notices and have access to what is displayed on the screen. For more details, please visit [visiomedia.ca](http://visiomedia.ca).

**COUNCIL MEMBER RESIGNATION**

Diane Peters has resigned as treasurer on the Strata Council but will remain a member of the Finance Committee. The rest of the council members thanked Diane for her time served as a council member and hope she will re-join council in the years to come.
Council is looking for owners to volunteer to occupy two vacant positions. If you are an owner and interested in joining the Strata Council, please contact the Strata Agent before the next council meeting.

BUILDING MANAGER’S REPORT

Council was provided with a written report of the activities and trades in the buildings in September and October 2015.

APPROVAL OF AGENDA

It was MOVED, SECONDED, and CARRIED to approve the agenda with additions.

APPROVAL OF PREVIOUS MEETING MINUTES

It was MOVED, SECONDED, and CARRIED to approve the September 9, 2015 Strata Council meeting minutes as previously distributed.

FINANCIAL REPORT

1. Financials: Approval deferred for the next meeting.

2. Accounts Receivable: The Strata Agent will send arrears letters to those with outstanding balances.

   Action: Strata Agent

COMMITTEE REPORTS

1. Tower Glazing Committee: A report from JRS Engineering is expected by the end of October 2015.

   It was MOVED, SECONDED and CARRIED to approve JRS Engineering Invoice VR06223B-1.

2. Landscaping Committee: Paraspace Landscape Contract Proposal – Council reviewed the proposal and is considering approving key points in the proposal but not before an additional quote is acquired.

   Action: Vice-President

3. Security Committee: A quote for the installation of an exit device on the back exit door of the 4353 building to include an alarm. Due to the high cost, the Strata Manager recommended he acquire another quote.

   Action: Strata Agent

4. Social Committee: Council noted the upcoming events that are planned for Halloween and Christmas.

   - Halloween party will be hosted on October 31, 2015; and
   - Children’s Christmas Party will be hosted on December 03, 2015.
BUSINESS ARISING

1. **Parkade Leaks:** The Building Manager will follow up with Granston regarding the Flood Testing Report.
   
   **Action:** Building Manager

2. **Video Surveillance Recording Device Upgrade:** Tabled for next budget meeting.

3. **4353 24th Floor Mold Issues:** Continental Roofing is scheduled to investigate next week. It was **MOVED, SECONDED** and **CARRIED** to approve the quote of $1,510 regarding the final repair to the affected area.
   
   **Action:** Strata Agent

4. **Irrigation System:** A quote has been received. Acquiring additional quotes seems very difficult due to the time involved in providing one quote. The Strata Council will continue to pursue this and use the existing drawings in order to minimize the time spent onsite by the bidders.

NEW BUSINESS

1. **Canada Post Parcel Locker:** The Strata Manager will ask Canada Post to contact the Building Manager regarding the selection of areas in each building for the parcel boxes.
   
   **Action:** Strata Agent and Building Manager

2. **Bylaws Revisions:** Paul Mendes will provide a draft set of bylaws to which council will bring their recommendations/requests. Council is awaiting response from Mr. Mendes. Strata Agent to follow up with Mr. Mendes.
   
   **Action:** Strata Agent

3. **Latham’s Quote:** It was **MOVED, SECONDED** and **CARRIED** to approve the quote of $990 plus GST for hydro flushing the drains servicing the 04 suites in the 4373 building.

4. **BC Hydro:** Voltage Conversion Notification – Awaiting word from BC Hydro – ongoing.

5. **Annual Fire Inspection:** After receiving 2 quotes, it was **MOVED, SECONDED** and **APPROVED** to use the services of Mountain Fire. Strata Agent to schedule inspection.
   
   **Action:** Strata Agent

6. **Power Washing of the Parkade:** Building Manager to contact companies to obtain quotes.
   
   **Action:** Building Manager

CORRESPONDENCE FROM OWNERS

1. **4353 8th Floor noise complaints and response from owner.** Noise complaints were received from an owner that addressed the Strata Council before this meeting. The owner was explained the procedure and the powers of the Strata Council with respect to these types of complaints. The owner was made aware that the Strata Council cannot intervene unless there is a bylaw or rule contravention. The Council cannot dictate to residents regarding how their units are being used during the day or how to walk. If the Strata Council determines a unit has been in contravention with the bylaws, a warning letter will be sent and penalties imposed if further contraventions occur. In this case, the owner could not prove the allegations received by his tenant, thus Council will not take any actions at the moment.
2. 4353 9th Floor Owner’s response regarding the noise complaint allegations. Noted.

3. 4353 21st Floor email challenging chargeback of Lathams invoice for $722.46. Council feels confident that the camera scope investigation by Latham’s found the blockage to be in a portion of pipe that is for the exclusive use of this suite and the owner therefore is responsible. Council decided the charge stands. Owner to be advised.

   Action: Strata Agent

4. 4373 4th Floor – Noise Complaint: No response to letter requesting details of flooring installation.

5. 4353 20th Floor: Letter from owner’s legal representative received contesting the $100 fine. Strata Council will refer same to the Strata Corporation’s counsel for consideration. In the meantime, the fine stands.

   Action: Strata Agent

6. 4363 1st Floor letter of complaint regarding the lack of perimeter foliage in the patio area. Request under consideration. There are no immediate plans for renovation of the common areas/landscaping.

NEXT MEETING DATE

The next meeting will be November 12, 2015.

ADJOURNMENT

There being no further business to transact, the meeting was terminated at 9:25 p.m.

TABLED ITEMS

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<th>Item</th>
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<td>n/a</td>
<td>Snow Removal – obtain quote from All Jobs</td>
<td>July annually</td>
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<td>Paraspace Landscaping</td>
<td>Next year’s budget</td>
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<tr>
<td>073115</td>
<td>Bartlett Tree</td>
<td>Next year’s budget</td>
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Ascent Real Estate Management Corporation
Managing Agents
On Behalf of the Owners’ Strata Plan NW 2036

Florin Dragoiu
Strata Agent
FD/cvb

After Hours Emergency: 604-293-2459