

STRATAWEST MANAGEMENT LTD.

Professional Property Managers

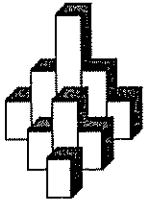
STRATA PLAN BCS 1345 – ONE UNIVERSITY CRESCENT

STRATA COUNCIL MEETING

DATE: THURSDAY APRIL 20, 2006
TIME: 7:00 PM
LOCATION: AMENITIES ROOM – LOUNGE
ONE UNIVERSITY CRESCENT
BURNABY, B.C.

AGENDA

- (1) **CALL TO ORDER**
- (2) **GUEST BUSINESS**
 - a. Mr. Michael Geller – President, University Trust
- (3) **PREVIOUS MINUTES**
 - Tuesday, March 28, 2006
- (4) **ONGOING BUSINESS**
 - a. **Parking**
 - 1. Monitoring of Visitor Parking
 - 2. Rental of Small spaces for Motorcycles etc. Refer to emails *****
 - b. **Building Issues Identified**
 - 1. Decorative awning issues
 - 2. Scupper issues
 - 3. Transformer investigation
 - 4. Alterations to common property – Penthouse deck Unit Copy of letter to SFU *
 - 700-9370 (SFU Presidential Suite)
 - i) Irrigation Pipe Removal and repair of holes in Email *
 - stucco
 - ii) Equipment on roof email *
 - c. **Security Upgrades**
 - 1. Re-Keying of back door cylinders with high security keys ****
 - 2. Amenity room locks – installed – additional work required
 - 3. Lobby security – Novo problems, email *
 - d. **Insurance issues outstanding.**
 - 1. Sewer line break claim – update
 - 2. Roof Membrane



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- e. **Developer / Strata Property Act Requirements - followup**
- f. **Concierge Job description and review** Revised draft *

(5) FINANCIAL REPORT

- a. **FINANCIAL STATEMENTS -**
- b. **Account Receivables due from Owners**
- c. **Interest paying arrangements** ***
- d. **Contingency Reserve Transfers** Memo *

(6) CORRESPONDENCE

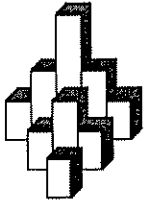
- a. **SFU** Letter copy *
- b. **Unit 600-9380 – request for alteration – Baffles for sound deadening** ***

(7) COMMITTEE ITEMS & BUILDING ISSUES

- a. **Bylaws & Rules**
- b. **SFU Community Association**
- c. **Building Envelop / Deficiencies**

(8) NEW BUSINESS

- a. **Car wash** email *
- b. **Natural Gas** ****



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(9) ADJOURNMENT

NEXT MEETING -

- * - Paper Attached
- ** - Paper to be distributed later
- *** - Paper to be distributed at the meeting
- **** - Paper previously distributed: please bring forward to meeting