

# Minutes of Emergency Council Meeting

---

## Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

**Wednesday, January 3, 2007**

In the Amenity Room at 10523-134<sup>th</sup> St. Surrey, BC

### MINUTES

#### In Attendance

Holly Chartier – President      Ann Chambers – Vice President

Virginia Guay-Treasurer      Paul Caouette – Secretary

Philippa Powers

Kevin Coburn – United Protection Services Inc.

Bonnie Elster – A lawyer with the law firm of Clark Wilson

Brian Spencer - Dorset Realty Group Canada Ltd.

The Caretakers – Duncan and Dana Peters

Regrets: Laszlo Kapus

#### 1. Call to order

The Strata Council President Mrs. Holly Chartier at 7:18 pm called the meeting to order.

2. Ms. Chartier provided up to date information to all present regarding the actions of the Owner and his guests coming and going to Unit #202-10533 as they relate to the contravention of a litany of Strata Corporation Bylaws, Rules and the ongoing breaching of the safety and security of the building.

It was noted that several fine notices have been sent by Dorset Realty Group Canada Limited to the owner of #202-10533 but so far, there has been no response from the owner. The Owner has been requested both verbally and in writing about the Strata Council's concerns for the safety and security of his fellow Owners and of the building and to stop these actions immediately. However, these actions continue.

The Owner is accused of contravening the bylaws relating to: renting out the unit in contravention of the rental bylaw; not applying to Council for permission to rent, not completing and providing a Form K and providing the required identification of the proposed tenants to Council, frequently compromising the safety and security of the building by blocking open the lobby door, trespassing on limited common property and scaling the rear side of the building to enter onto the balcony of #202-10533,

leaving shopping carts in the lobby and smoking in the common areas of the building.

A security guard has been in place initially on an 8 hour shift. Cost is \$28.50 per hour on emergency rates and \$22.00 per hour on non emergency rates. The Strata Council decided that due to the severity of the situation, the hours for the guard have been extended to 24 hours per day. It is the intention of Council to charge back all costs for extra security services, Dorset Realty Administration charges, legal costs, and overtime to employees and any other applicable costs back to the Owner of #202-10533.

Mr. Coburn of United Protection Services presented his report and recommendations.

An open discussion was then held. Ms. Bonnie Elster, the lawyer, provided legal opinions during the meeting.

Although the RCMP have already been advised and are involved with this situation, it was agreed that a meeting will be coordinated between the Strata Council and the RCMP.

It was agreed and recommended to advise all of the Owners in Parkview Court to please report any concerns for their personal safety, illegal activities or trespass to the building or on the Common Area Grounds to the RCMP. Please also call the RCMP where there is a concern for your or your families "personal safety" or for "potential property damage" directly to the RCMP by calling 911. Please be sure to mention "personal safety" or "property damage" if appropriate.

It was agreed and advised that the Strata Council will take any and all actions it can under the Strata Property Act and Common law to put a stop to these actions.

Mr. Coburn left the meeting at 8:45 PM.

The discussion continued.

#### **Security Guard**

It was **MOVED and SECONDED** to keep the security guard on duty 24 hours per day at Parkview Court as an added security measure due to the actions of the Owner of #202-10533 and his guests until further notice.

**The MOTION was PASSED**

#### **New Rule – shopping carts**

It was **MOVED and SECONDED** to approve a new rule as follows:

#### **Shopping carts**

An Owner, tenant, resident, or guest or visitor is prohibited from bringing onto or leaving a shopping cart(s) on the Common or Limited Common Property. This includes but is not limited to the exterior grounds including visitor parking, the inside of the building lobby, hallways, elevator and the underground parkade and stairwells.

**The MOTION was PASSED**

**New Bylaw for the AGM – Shopping carts.**

It was **MOVED and SECONDED** to include a Resolution to amend Bylaw 3(2)(f.)

**Delete:**

Leave on the common property or any limited common property shopping cart or any other item not designated by the strata council;

**Add:**

An Owner, tenant, resident, or guest or visitor is prohibited from bringing or leaving a shopping cart(s) on the Common or Limited Common Property. This includes but is not limited to the exterior grounds including visitor parking, the inside of the building lobby, hallways, elevator and the underground parkade and stairwells.

**The MOTION was PASSED**

**Modification to Common Property**

It was **MOVED and SECONDED** that as a temporary measure, a portion of the Common Property will be modified to increase the security of Parkview Court and any affected parties will be notified beforehand.

**The MOTION was PASSED**

The meeting adjourned at 9:25 PM.

Respectfully Submitted - Dorset Realty Group Canada Limited

If you require information regarding your strata maintenance fee payment account, please call the accounting department at Dorset Realty Group Canada Limited @ 604-270-1711 ext 125;  
Fax 604-270-8446 or e-mail [general@dorsetrealty.com](mailto:general@dorsetrealty.com)

**To all owners: these minutes hold historical information and form an important part of information that may be required by you when it comes time to sell your strata lot or to arrange future financing. It is recommended that you keep all the Minutes of all meetings and the Annual General Meeting minutes in a safe place for future reference.**