



NATIONAL  
PACIFIC  
PROPERTY MANAGEMENT SERVICES LTD.



## THREE GREAT CANADIAN COMPANIES BECOME ONE

### NATIONAL PACIFIC PROPERTY MANAGEMENT LTD., PEAK PROPERTY MANAGEMENT INC. AND QUAY PACIFIC PROPERTY MANAGEMENT LTD. ANNOUNCE MERGER

**Greater Vancouver Area, BC, September 29, 2017** – The three local companies of National Pacific Property Management Ltd., Peak Property Management Inc. and Quay Pacific Property Management Ltd. are pleased to announce a merger of their operations, effective November 1, 2017.

This will be an exciting time for the staff and clients of all three (3) companies. The majority of operations will carry on under the Quay Pacific brand at the renovated downtown New Westminster location. Additional service will be available in the downtown Vancouver location currently occupied by National Pacific.

There will be no service disruption to **National Pacific** or Peak clients, as they will continue to be served by all the current managers and support staff. Quay Pacific clients and staff will be equally unaffected as there will be no changes to services offered. Peak Property Management Services Inc. and National Pacific Property Management Services Ltd. will immediately start conducting business as **Quay Pacific Property Management Ltd.**, and all three companies amalgamated on November 1, 2017. **National Pacific** will continue providing services from their Vancouver location.

These companies and their principals have long shared the same corporate value of putting clients first. This merger will allow us to expand our service offerings to clients and set service benchmarks for excellence, while remaining competitive in the industry.

National Pacific Real Estate Services Inc. was established in 1986, **National Pacific** Property Management Services Ltd. assumed the roll as the primary management company in 2014. Geoffrey Rosen, President, has a background in Conflict Resolution training from the Justice Institute of British Columbia. He also holds a Bachelor of Arts degree from Simon Fraser University, a Certificate in Telecommunication Management, as well as multiple licenses from the University of British Columbia (Rental, Strata Trading Services and Managing Broker).

National Pacific Real Estate Services Inc. will continue to operate as a separate Real Estate Brokerage, and co-manage the buildings it still has management agreements with.

Peak Property Management Inc. was established in 1995. The President, Adam Wanono, has a background in business and accounting from the British Columbia Institute of Technology and holds Rental, Strata and Managing Broker licenses. Adam started in the commercial industry as a Rental Agent, and worked his way to become a Strata Agent and Managing Broker. Over the past 14 years, Adam has managed numerous portfolios of high-rise and low-rise condominiums and townhouses, as well as commercial properties. Adam's philosophy is to provide standout services with integrity!

Quay Pacific Property Management Ltd. was established in 1998 by Dan O'Hearn. Dan has 30 years of experience in the Real Estate industry. Over the years, he has developed a reputation for professionalism and providing client services with integrity, and has positioned Quay Pacific Property Management Ltd. as a premier management firm.

Dan O'Hearn, Adam Wanono and Geoffrey Rosen are looking forward to these very exciting times. Dan will continue to serve as Founder and Managing Broker while overseeing the merger, Adam will assume the role of President and Managing Broker, and Geoffrey will assume the position of Chief Operations Officer and Managing Broker.

We look forward to many years of continued excellent service and invite you to contact us with any questions or concerns you may have.

**PEAK PROPERTY MANAGEMENT INC.**

A handwritten signature in black ink, appearing to read 'Adam Wanono', written over a faint grid background.

**Adam Wanono**

**NATIONAL PACIFIC PROPERTY MANAGEMENT SERVICES LTD.**

A handwritten signature in black ink, appearing to read 'Geoffrey Rosen', written in a cursive style.

**Geoffrey Rosen**

**QUAY PACIFIC PROPERTY MANAGEMENT LTD.**

A handwritten signature in black ink, appearing to read 'Dan O'Hearn', written in a cursive style.

**Dan O'Hearn**



www.centrepointstrata.com  
**THE OWNERS, STRATA PLAN BCS 3037  
STRATA COUNCIL MEETING MINUTES  
WEDNESDAY, NOVEMBER 8, 2017**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Wednesday, November 8<sup>th</sup>, 2017 at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

**A. CALL TO ORDER**

The Meeting was called to order at 6:00 pm, by Nick Canosa, the President of the Strata Council.

**B. CALLING OF THE ROLL**

The Strata Council Members present were Nick Canosa, Carlos Lau, Raymond Lee, Bruce Partridge and Jeff Leong, with regrets from Kevin Lam. Management was represented by Geoffrey Rosen. The Resident Managers, Joseph Coutu & Kim Robinson, were present.

**C. OWNER PRESENTATION**

- An Owner came to the Strata Council meeting to appeal a fine that they received for walking through the parkade gate. They stated that the reason that they walked through the gate was that they had lost their common area key, and needed to get to their vehicle. After careful deliberation, the Strata Council felt that it was unfortunate that the resident lost their common area key, but understood why they walked through the parkade age; therefore, they decided to remove the fine from the strata lot's account.
- An Owner attended the Strata Council meeting in order to appeal an illegal move violation. The Owner agreed to pay the outstanding fines.

**D. APPROVAL OF THE AGENDA**

Upon a MOTION duly made by Bruce Partridge and seconded by Jeff Leong, it was RESOLVED that the Agenda as presented, be APPROVED for use at this meeting.

**E. APPROVAL OF THE MINUTES OF THE PREVIOUS STRATA COUNCIL MEETING**

Upon a MOTION duly made by Carlos Lau and seconded by Bruce Partridge, it was RESOLVED that the minutes from the previous Strata Council meeting held on Wednesday, September 20<sup>th</sup>, 2017 be APPROVED as distributed.

## **F. CARETAKER'S REPORT**

**Submitted by            Joseph Coutu    Nov.8 /17**

- Called for leak in 709
- Caught another Airbnb
- Problem with enter phone for office
- Train new person for office relief
- Work with contractor to drain sprinkler system
- Changed all lights back to halogen for elevators
- Check for leak in town house 4838 (Dryer vent )
- Called from security for panel trouble
- Found air unit not working in transformer room Over Heat
- Called after hours to go with contractor for same room
- Found leak on pump in boiler room
- Moving elevator broke down
- Several illegal moves including after hours
- Found rat droppings in P3 locker room
- Drain water feature for winter
- Get equipment ready for winter
- Emergency call for leak on 22nd floor (Washing machine on 23rd )
- Pile salt to get ready
- Problem with low air in fire panel
- Clean and disinfect steam rooms
- Clean up garbage left in stairs

## **CONTRACTORS**

- A1 Fire for problem with fire panel
- Vancouver Pacific Heating and Plumbing to change valves in boiler room
- Haakon for service
- ThyssenKrupp for elevator service
- Vancouver Pacific Heating and Plumbing for leaky pipes
- Carpet cleaner for clean up garbage leaking out of resident bags from on their floor to the garbage room
- H<sub>2</sub>O for trouble low air for fire system
- Electrician to remove lights from water feature
- FirstOnSite for floods
- Vancouver Pacific Heating and Plumbing for plumbing
- ThyssenKrupp for elevator repair
- Better Lock for stair lock covers

## Observations

- Residents should be aware that the Caretakers are not responsible for the maintenance and the repair of the elevators. ThyssenKrupp is the building's elevator management company; please contact them at (604) 294-2209, if an elevator breaks down. There are times that parts are not available, and it can take several days to get them in from ThyssenKrupp's supply hub in the States.
- **Reminder to Owners: When disposing of household garbage, please use the correct plastic garbage bags that do not have holes in them.**

**The Strata Corporation would like to make Owners aware that if they are found to be responsible for allowing their garbage to drip onto the common area carpets, they will be charged the cost of cleaning and fined, according to the by-laws of Centrepont.**

- Cleantech, the building's weekend cleaning vendor, has been terminated. A new vendor has been hired and will start the weekend of November 18<sup>th</sup>, 2017.
- Rodents have been found around the building. The pest control company has installed live traps around the Parkade's P3 level. Please do not leave food or garbage in the locker rooms, or on balconies, as it attract rodents to the building.

## G. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS, ARREARS

The Treasurer, Bruce Partridge, had reviewed the Financial Statements from the months of August and September, 2017, and found them to be in good order.

Upon a MOTION duly made by Bruce Partridge and seconded by Carlos Lau, it was RESOLVED that the Financial Statements for the months of August and September, 2017, be APPROVED as reviewed.

### *Arrears:*

Management reported that there are eight (8) Owners in arrears for their Strata Fees. Management has sent letters to the Owners asking for timely payment of their Strata Fees on the first of the month, as per the *Strata Property Act of BC*. Owners who do not pay their Strata Fees on time are fined \$100.00 per month plus interest, as per the Strata Corporation Bylaws.

## H. REPORTS

### 1. Management

- The CO<sub>2</sub> detectors in the parkade were tested and found to be in good order.
- Management reminded the Strata Council that the ten year structural warranty expires August, 2018. The Strata Corporation will put a proposal forward to the Owners at the next Annual General Meeting to have it authorized as a contingency expense.

- The annual roof anchor inspection is scheduled to occur during the month of November, 2017.
- **Reminder to Owners: If you do not get your dryer ducts cleaned, it can result in condensation building up in the duct work and will result in a water ingress into the city.**

**It is an Owners responsibility to ensure that they give access to their suite during the annual duct cleaning.**

- The Strata Council approved the purchase of a tractor for snow plowing at the cost of \$15,000.00 to be financed over a three year period.

## **2. Security**

- It appears that there is a current issue with residents losing their common area keys. The Strata Council feels that the best short term solution is installing a FOB reader and strike on the door next to the P3 visitor garage gate, in order to give residents access to the garage using their FOB, rather than requiring a common area key.

## **3. Project Reports**

- There are no projects at this time.

## **4. Correspondence and Appeals**

- There are still issues with residents smoking on their balconies. This is a major ongoing nuisance to their neighbors and violates the by-laws of Centrepoint, as well as the City of Burnaby's by-laws. A number of fines have been issued.
- A number of suites have been found to be running Airbnb, and they have been fined accordingly, as per the by-laws of Centrepoint.
- A resident appealed a fine for leaving garbage in the middle of the garbage room. After careful deliberation, the Strata Council decided to decline the resident's appeal. Also, while investigating the appeal, it was discovered by the Strata Corporation that resident has not submitted a Form "K" (Notice of Tenant's Responsibilities - section 146) when they moved in. The Strata Corporation will issue a letter requesting that they submit the Form "K" immediately.
- There is an issue with residents using charcoal barbeques, which is against the by-laws of Centrepoint.

**If residents are found to be using charcoal barbeques, they will be fined according to Centrepoint's by-laws.**

## **I. UNFINISHED BUSINESS**

### **1. LED Lighting Upgrade**

- There are still a number of items outstanding, which have not yet been completed. Management is still waiting for the installation completion date from the Radiance Energy, the LED vendor.

### **2. Exterior Eyebrow Membrane Replacement**

- This item is currently on hold until the next Annual General Meeting.

### **3. In-Suite Washer/Dishwasher Hose Replacement**

- Nick Canosa, the Strata Council President, said that he plans to start the project at the end of November, 2017. Please watch for notices, as the work will be done during the evenings and weekends to increase suite availability.

### **4. Eyebrow Warranty Issue**

- The Strata Corporation has hired RJC Engineers to write a letter to Traveller's Warranty Company confirming the structural issue regarding the re-bar coming out of the concrete balcony eyebrows along the north and east side of the building in order to submit a warranty claim against Intracorp and Travelers.

### **5. Annual Security Audit**

- There are seventy-two residents who have not submitted their annual security audits. Notices will be posted on the doors of those residents who have not completed the audit, reminding them that they need to complete the security audit.

## **J. NEW BUSINESS**

### **1. Camera Proposal**

The developer of the building that is being built nearby has offered the Strata Corporation \$200.00 to install a security camera on top of the building. The Strata Corporation accepted the offer. The developer will be notified of the decision.

**J. NEXT MEETING**

The next Strata Council meeting will be held on;

**WEDNESDAY, DECEMBER 6, 2017  
at 6:00 pm  
in the Amenity Room.**

**K. ADJOURNMENT**

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 8:30pm.

**The Strata Property Act of B.C. requires a vendor to provide purchasers with copies of Minutes.  
Please retain these Minutes provided to you for future reference, as replacement copies are subject to a fee.  
Minutes Prepared by:**

**Quay Pacific Property Management Ltd - Vancouver**

885 Helmcken Street, Vancouver, B.C., V6Z 1B1

T: 604-685-8830 | F: 604-685-1423 E: Vancouver@quaypacific.com