

Unapproved Minutes – Annual General Meeting – Strata 2720 – Sep 15, 2011

Attending: 37 units attended in person or by proxy, including Council members Roger Taylor, Anita Walper, Marco Taccarelli, Carol Kronbauer, Tracy James, Judy Phillips and Will Carter of Baywood Property Management Ltd.

Minutes Taken by: Judy Phillips
Meeting called to order: 7:10 p.m.

Quorum: Yes

1. Review of September 15, 2011 AGM Minutes
 - a. Page 1, Item 2(a), the wording should be changed to read “More in depth building inspection and repairs have been conducted prior to painting the exterior of both buildings.
 - b. Page 1, Item 2(a) ii, the owner of 108CP felt that the Strata Minutes inadequately reflected the severity of the repairs to her unit. She was concerned that information regarding water damage was not significant in the previous three years Minutes. Roger Taylor pointed out that all annual inspection reports on any damage and related repairs are posted on the Strata website. The owner of 108CP stated that she was, in fact, very pleased with the quality of the repairs to her unit. Roger Taylor also emphasized that the investigation found only one source of water ingress isolated to the patio of CP208 and it was not systemic to the building.

Moved by 114HC and seconded by 409CP that the September 15, 2010 Minutes be adopted as amended. Carried.

2. Old Business and Reports from Council/Committees
 - a. Building maintenance.
 - i. The leak in front of the garbage bins that was caused by a tree root piercing the membrane has been resolved.
 - ii. There was a design flaw in the sump system which helps protect the electrical substation. The damage due to flooding had been repaired. The unusual set of circumstances which caused the failure is unlikely to reoccur. If future problems were to cause major damage, it could cost in the region of \$300,000. Bristol Park council members should be involved in discussion regarding future maintenance/alarm system/insurance/emergency costs, etc. The owner of CP411, Jeffrey Kosar, questioned whether Bristol Park owners had paid anything towards the cost of the repair of the flooding of the substation. He was advised that they had not. After some discussion, Mr Kosar amended his motion that we install a ground electrical fault protection as soon as possible before the November rains. It was seconded by the owner of HC304. Further discussion ensued. The unusual set of circumstances that caused the problem are unlikely to occur in the near future, however, the following three components were unanimously agreed upon in the amendment:
 - 1) ground fault protection
 - 2) upgraded alarm system
 - 3) backup sumpwith a maximum collective expenditure of \$10,000 in this fiscal year.
Motion, as amended, carried.

Unapproved Minutes – Annual General Meeting – Strata 2720 – Sep 15, 2011

- iii. There were complaints from HC residents that the hallway ventilation was shut off. The reason for this was that seagulls were nesting on the roof and they are protected by a Victoria City bylaw. Given the total square footage of HC and CP, preventing future nesting would be a very expensive project.
- iv. The painting of the exterior of HC has been completed. The finished result is inferior to the painting of CP. The painting firm will not be used again. \$5000 has been held back.
- v. The annual inspection report was similar to last year's, with an estimate of another 5-7 years before major work would be needed. In 7 years time the buildings will be 25 years old. If the inspections continue to be favourable, work would begin around that time. Items most likely needing repair would be roofs, balconies, windows, flashing. The lasting performance of our buildings construction has exceeded every expectation.

3. Considering the Accounts

- i. There was a shortfall of only \$232 between the Approved Budget for 2010/2011 and the Actual Budget.
- ii. Trash and recycling costs have gone up.
- iii. Janitorial costs were over budget due to the disposal of household items/garbage left beside the bins.
- iv. Other expenses were the window cleaning, the repair to the sump system which necessitated overtime payment as the failure occurred on a Sunday, and the repair to the garage door as it had been hit by a vehicle. The owners of unit 301CP remarked that the garage door is now noisier than before the repair. Roger Taylor will contact the company.
- v. Water costs were less than the approved amount due to colder weather than usual, which in turn led to the late sprinkler start up. The owners of unit 301CP advised us that there is a broken sprinkler by the driveway to Bristol Park. It will be repaired.
- vi. Gas costs were lower due to less use of the gas fireplaces and the fact that the cooling system in HC was shut off because of the nesting seagulls.
- vii. Signs suggesting that unit owners caught dumping garbage on the garage floor will be fined may lower janitorial costs. Various options will be looked into, including a single camera.
- viii. The budget is so well on track that a similar one is proposed for the year 2011/2012.

Moved by 406HC and seconded by 204HC that the budget was accepted as presented. Motion carried. As a result, there will be no increase in strata fees for 2011/2012 fiscal year.

4. Question and answer

- Q.1. Has anyone brought up the issue of parking stalls being used for storage?
A.1. Usually only on an annual fire inspection report.
- Q.2. Please explain interest payment on arrears.
A.2. Owners in arrears of their strata fees are charged late payment interest and fines.
- Q.3. Could Roger please change his answering machine message as the emergency number is spoken so quickly it is difficult for some people to understand?
A.3. Certainly.

Unapproved Minutes – Annual General Meeting – Strata 2720 – Sep 15, 2011

- Q.4. When will the remediation commence?
A.4. 5-7 years depending on continued favourable inspection reports and whether insurance and mortgage companies do not perceive increased risks do to the age of the buildings.
- Q.5. Will the contingency fund cover the costs of the remediation for unit owners?
A.5. No. The contingency fund is separate from the envelope reserve fund. The portion of the monthly strata fees that are currently allotted for the building envelope fund could be utilized to pay a loan on behalf of the Strata towards repairs.
- Q.6. Will the strata fees be lowered after the remediation?
A.6. Probably not because the portion of the fees allocated to the building envelope fund would be utilized for paying the loans for remediation as/if required.
- Q.7. Is anyone concerned regarding the installation by BCHydro of Smart Meters?
A.7. We should get Smart Meter information out to unit owners advising them to express their opinions. Council member Tracy James will follow up on City Council options.
- Q.8. Will the ground floor entrance to the elevators be painted and re-carpeted soon?
A.8. Everything has to be prioritized. Perhaps later in the fiscal year.
- Q.9. Odours in public areas, e.g. dogs, smoking. Can we think about air fresheners?
A.9. We can look into the problem, but some people are more sensitive to air fresheners than other odours.

The owner of unit CP 408, Marlene Letendre wished to make it noted that both the Strata Council and Baywood Property Management Ltd. work exceptionally well for the benefit of the strata owners.

5. Electing a Strata Council.

The following members have agreed to remain on Council: Roger Taylor, Donna Bishop, Tracy James, Anita Walper, Marco Taccarelli, Judy Phillips.

The President asked for volunteers and/or nominations from the floor. Shane Bowman (CP 301) agreed to put his name forward to serve on Council. Unanimously agreed. All those nominated were declared by acclamation to serve on Council.

The meeting terminated at 9 p.m.