

Unapproved Minutes – Annual General meeting - Strata 2720 - Sep 23, 2013

Attending: 59 units out of 108 attended in person or by proxy, including Council members Roger Taylor, Donna Bishop, Judy Phillips, Shane Bowman and Will Carter of Baywood Property Management Ltd.

Absent: Tracy James, Anita Walper

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7 pm

A motion was presented to amend the agenda to permit the owner of CP104 to address the meeting at the beginning as he was unable to stay. The motion was moved, seconded and carried. The owner proposed that strata fees should not be increased. Shortfalls due to extra expenditure should be taken from the interest earned from the reserve fund. He gave his proxy to the owner of HC404 who agreed to propose this on his behalf later on in the meeting.

1. Review Minutes

Minutes of the Sept 17, 2012 A GM were amended. Motion to adopt as amended was proposed and seconded. Carried.

2. Old Business and Reports from council/committees.

Building maintenance and repairs.

- a. The buildings are now in their 20th year and beginning to age. Many things are naturally expected to be in need of repair or replacement.
 - (i) New signs will be placed above the garbage/recycling bins hopefully by Nov 1, 2013.
 - (ii) The name sign above the door of HC needs to be replaced.
 - (iii) The clean up of the bicycles should be completed in the next month.

3. Considering the Accounts.

a. Budget vs Actual Report for 2012/2013.

- (i) A heavy wind and rain storm led to the patio drain in CP206 to become plugged which caused major water damage to CP106. The cost of repair was \$30,556.
- (ii) Trash/recycling was less than budgeted due to a reduction in fees.
- (iii) Administration costs were up due to more communication/filing/paperwork.

4. New Business.

a. Special Resolutions

- (i) Emergency repairs CP206/CP106 (Special Resolution SR20130923a – retroactive). Be it resolved that council is authorized (retroactively) to pay \$30,556 from the Building Envelope Reserve Fund for emergency repairs to CP206 and CP106 caused by a plugged balcony drain. Motion was carried unanimously.
- (ii) Special Resolution SR20130923b. Be it resolved that council is authorized to use up to a maximum of \$15,000 from the Contingency Reserve Fund for the purpose of obtaining a Depreciation Report as required by the Strata Property Act. Motion was carried unanimously.

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(iii) Special Resolution SR20130923c. Be it resolved that council is authorized to use up to a maximum of \$10,000 from the Contingency Reserve Fund for the purpose of improving security in the underground garage. There were 39 votes for approval and 12 opposed. Motion carried.

b. Approving Budget for 2013/2014

(i) Insurance costs have greatly increased. Many estimates were received and the best quote was \$38,017, an increase of approximately \$14,000 from last year.

(ii) It was proposed that strata fees be increased to cover the higher costs of insurance and maintenance and repairs. Motion carried.

Motion to accept the budget as proposed was opposed by 3. Motion carried.

c. BC Hydro – Smart Meters. 91% of unit owners/tenants who were surveyed indicated they would support not having wireless Smart Meters. Units that still have the old meter have received notification from BC Hydro that if they have continue to reject the Smart Meters they will be charged a fee of \$35 per month for keeping the old meter. Some of those at the meeting expressed concern over this. Roger Taylor explained that the charges have not as yet been presented to or approved by the BC Utility Commission. He also emphasized that the strata council is not stopping those who wish to have a Smart Meter installed from doing so. Anyone wishing to have one installed should inform BC Hydro and the Strata Council.

d. Building inspection. Coordinating the depreciation report and the building inspection will reduce costs. We hope to have the report in Oct/Nov 2013.

e. Question and Answer.

(i) Q. Why do we need a building name sign above the door?

A. Hampton Court is the name of the building and we wish to keep the exterior attractive.

(ii) Q. Why did the owners of CP206/106 not claim the flood damage from their private insurance policies?

A. The problem was caused by a severe wind and rain storm. The damage was considered to be exterior building damage, and therefore not the owners responsibility. The estimate for an insurance claim by the strata would have been \$20,000 - \$50,000 and would have resulted in an increase of \$15,000 - \$20,000 in insurance costs, and that may not be decreased for up to 5 years.

(iii) Q. Will the depreciation report have a positive or negative effect on insurance costs?

A. We have been proactive with regard to our building maintenance, our contingency and envelope fund. It should be positive.

(iv) Q. What would happen if strata fees did not increase, and the shortfall for increased costs were taken from the interest accumulated in the reserve fund?

A. We have to show financial institutions and mortgage underwriters that we have a long term plan for our building envelope to avoid a lack of confidence.

(v) Q. Will the depreciation report suggest remediation or not?

A. The depreciation report is not about whether remediation is required or not. It will examine the age of the building, the products used and their average life expectancy, replacement costs, etc, and whether we have sufficient funds to finance repairs/replacements.

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(vi) Q. If our buildings are not considered “leaky” is remediation therefore not required?

A. Everything in the buildings will need to be repaired/replaced eventually.

Remediation does not necessarily mean stripping the whole exterior and doing everything at once. We have had no major or systemic “leaky condo” symptoms as regular maintenance has been carried out over the years. We may be required to replace certain components of the buildings eg the roofs, which would be considered a partial remediation. All remediation “tasks” may not be required at the same time.

(vii) Q. What is the difference between a building inspection and a depreciation report?

A. A depreciation report is a “generic spread sheet” as to the age of the building, what materials were used, types of pipes, etc. A building inspection is designed to determine how the building is “bearing up”, and suggests repairs/maintenance or replacement of various building components.

(viii) Q. If we continue to pay strata fees towards the envelope reserve fund, is it not for the benefit of future buyers and not for ourselves?

A. We all benefit. We as owners are using up the buildings' components usual life span. Mortgage underwriters and buyers are more confident given the long term financial planning.

(ix) Q. The owner of HC102 stated that vents were put in the walls. Is this correct?

A. No vents were installed. The soffits of some balconies had to be replaced to improve ventilation.

5. Electing a Strata Council.

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

Cora Lee-Klimowicz, CP104 volunteered to join council. Nominated and elected by acclamation.

Next Meeting: October council meeting time and place to be determined by council members via email.

Meeting adjourned: 9 pm.