

Unapproved Minutes – Strata 2720 – Annual General Meeting - Oct 27, 2014

Attending: 57 units out of 108 attended in person or by proxy, including Council members Roger Taylor, Donna Bishop, Judy Phillips, Shane Bowman, Tracy James, Anita Walper and Will Carter of Baywood Property Management Ltd.

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 6.45 pm

1. Review Minutes

The minutes of the Sept 23, 2013 AGM were reviewed and amended. Motion to adopt as amended was proposed and seconded. Carried.

2. Old Business and Reports from council/committees.

a. Building components come to the end of their Remaining Useful Life at varying times. Bruce Cheadle of RBC Strata Consulting prepared our Depreciation Report and has recommended the following to be replaced relatively soon -

(i) Decks with little or no overhang that have damage to the vinyl covering.

(ii) Replacement of lights in the garage. Fluorescent light fixtures and ballasts can no longer be purchased. We should replace all fixtures with LED lights and apply for the available government grant. It is estimated that the cost would be recovered in 3-3.5 years due to the reduction in the electricity bill.

(iii) There have been 2 pipe failures in the underground fire suppression system. Our pipes are at the end of their Useful Life. They should be replaced soon.

A discussion regarding partial/complete remediation followed. Roger Taylor explained that we received a very favourable Building Envelope Condition Assessment Report. Due to Strata's diligence, various components can be repaired/replaced as needed and not done as a complete remediation.

It should be noted that Bruce Cheadle is the same individual who provided our original engineering report in 2003, so knows the building history for over 10 years as well as what we have done to maintain it.

b. Gas fireplace vents. Some are showing signs of deterioration and should be replaced. The style of the vents has become less available. We should look at different styles this year and slate for replacement at a later stage.

c. Garbage and Recycling.

(i) New requirements for separating garbage are anticipated. Signs will then go up instructing residents as to what does/does not go into each bin. Plastic bags are being put into the compost bins, thus rendering the entire bin contents useless, which then ends up in the landfill. Cardboard boxes that are not flattened take up a lot of space in the recycling bins which then have to be emptied more often. Opaque plastic bags are not opened and they, too, go in the landfill. All of these issues add to increased cost for us. There is now a camera in the garage monitoring the garbage area.

Greg Abbott HC406 asked about the possibility of also having a "refundable" bin. Roger Taylor thought there may not be enough room in the garage, but he will check into it.

(ii) Damage to walls and light fixtures is mainly caused by residents moving out of the

Unapproved Minutes – Strata 2720 – Annual General Meeting - Oct 27, 2014

buildings. We may have to consider a “moving in/out fee”

3. Considering the Account.

a. Budget vs Actual Report for 2013/2014. We were well on budget last year.

The proposed budget for janitorial and landscaping/maintenance has been reduced for 2014/2015 as actual costs last year were below budget. Elevator maintenance has been increased as the elevator in CP is in need of repairs. Trash/recycling has been reduced as we anticipate a saving following the separation of cardboard, etc. The electricity budget has been reduced due to the savings after the installation of some LED lights in the garage. Water costs are rising continually, so the budget allows for that.

We have been able to stave off strata fee increases for this year. Increasing fees, as well as maintenance and repair bills will, however, result in increased fees for next year.

b. Motion to accept budget for 2014/2015 was proposed by Carol Kronbauer - CP211. Seconded by Gayle Chong - CP106. Carried.

4. New Business.

a. Special Resolution SR20141027a:

Be it resolved that council is authorized to pay up to \$115,000 from the Contingency Reserve Fund for items outlined in the Contingency Reserve Time line for 2015.

(i) Replacement of the Garage Level – Dry Fire Suppression System

(ii) Replacement of Garage Level Fluorescent Lighting with high efficiency LED lighting.

(iii) Implementation of an additional Backup Generator for the Sump Pumps.

Motion to accept was carried.

b. Special Resolution SR20141027b:

Be it resolved that council is authorized to transfer \$150,000 from the Envelope Reserve Fund to the Contingency Reserve Fund to cover costs related to the replacement of the garage level-dry fire suppression system, garage lighting, and a backup generator for the sump system as outlined in the Contingency Reserve Time line Outputs for 2015 and 2016.

Motion to accept was carried.

c. Special Resolution SR20141027c:

Be it resolved that council is authorized to pay up to a maximum of \$100,000 from the Envelope Reserve Fund for vinyl deck repairs, caulking and garage membrane repairs.

Motion to accept was carried.

5. Question and Answer:

Q: Can our building be made more “handicapped friendly?”

A: Council could be put it on the agenda for the next AGM as owners would have to vote on approving the expenditure.

Q: What is the policy regarding residents leaving storage items in parking spaces?

A: Storing items in the parking spaces is not permitted. The fire inspector will ask for their removal. The residents will then be asked by council to remove the items or be billed for their removal.

Q: Regarding broken seals in windows. Some windows have broken seals and will be replaced in the next four months or so. All windows do not need replacing.

Q: What can we do about condensation on windows?

Unapproved Minutes – Strata 2720 – Annual General Meeting - Oct 27, 2014

A: This depends on the heat and moisture within each unit. Humidistats should be checked as well as laundry vents. The drains at the bottom of the windows should also be checked to make sure they are clear.

Q: Have there been any security issues recently?

A: Not since the key change and the new garage door installation.

6. Electing a Strata Council.

Tracy James has decided to step down from council due to an increasing work load.

We thank Tracy for her years of service to the Strata.

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

Gayle Chong (CP106) and Atley Jonas (HC401) volunteered to join council. Nominated and elected by acclamation.

Meeting adjourned: 8.45pm