

Minutes for Strata Council Meeting - Strata Plan 2720 - 18 April 2002

Attending: Roger Taylor, Larry MacMillan, Tom Myrick, Don Gorby,
Lynnette Pineau, Koreann Dalzell, Gerry Gabel, Will Carter.

Absent:

Quorum: Yes

Minutes taken by: Gerry Gabel

The meeting was called to order at 8:25PM at South Bay Restaurant.

1. Review Minutes

- a) The March 2002 Minutes were approved as distributed although it was noted that UI is now called EI (item 2.a).

2. Financial Review

- a) The review of the March 2002 Financial Results were tabled until the next meeting.
- b) Will reported that he has not received any written payment plans from owners who have serious arrears, so Council directed Baywood to contact the mortgage companies involved to seek payment.
- c) Will reported that Baywood will be going to automatic bank withdrawals for those owners who wish this option for payment of strata fees.

3. Maintenance/Repair Items

- a) The painter will be back next week for a couple of days to finish up with external doors and the Churchill Place entrance area. The work has been good and we will be able to keep any left over paint for small touch-ups.
- b) Lynnette updated Council on the landscaping project underway. There is a need to buy more topsoil but the landscaper indicated we should still be within budget. He has asked that re-seeding be delayed until the sprinkler system is operational so Roger agreed to contact Halls Irrigation. Larry reported that the orange fencing he mentioned last month is not available so Council discussed using bamboo stakes and ribbons or erecting simple signs to keep Bristol Place tenants off the newly seeded area between our buildings.
- c) The patio door glass in CP 107 was broken and the owner had it replaced and is now expecting to be re-imbursed. The damage appears to have been caused by the landscaper. CP 107 is in arrears for strata fines and Council decided that, after the owners submit a claim for the broken patio glass, the Strata credit their outstanding fines with the amount of the refund. The Strata would then claim the refund from the landscaper.
- d) The owners of HC 107 have requested to rent an extra locker; however, they are in arrears for strata fines. After some discussion, it was moved by Koreann and seconded by Don

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that they should not get the privilege of renting an extra locker until those fines are dealt with. The motion carried with one abstention.

- e) Phillips PowerVac will work on the roof vents on Monday to refurbish them.

4. Security Issues

- a) A locker (#86) was broken into and some tools taken. It would appear to be an "inside job" since there was no forced entry into the locker room.

5. Bylaw Issues

- a)

6. Other Items

- a) The matter of "getting the word out" to real estate agents will be dealt with at the next meeting. Will has some ideas regarding how best to contact them.
- b) The tenants in HC 215 have reported seeing the tenants of HC 217 climbing up the outside of the building to get into their unit. Roger will speak to the people in 217.

Next Meeting On May 16, 2002 at 7:00 PM at South Bay Restaurant.

Meeting adjourned at 9:20 PM.