

Minutes for Strata Council Meeting - Strata Plan 2720 - 16 May 2002

Attending: Roger Taylor, Larry MacMillan, Lynette Pineau, Gerry Gabel, Will Carter.

Absent: Tom Myrick, Don Gorby, Koreann Dalzell

Minutes taken by: Gerry Gabel

Quorum: Yes

The meeting was called to order at 8:42 PM at South Bay Restaurant.

1. Review Minutes

- a) The April 2002 Minutes were accepted as distributed.

2. Financial Review

- a) The April 2002 financial statements were reviewed. The Strata is under budget in many areas but we expect large amounts for landscaping and water which should bring the total expenditures very close to the budget at year end.
- b) Will reported on the results of contacting owners whose units are in serious arrears and Council decided on the following actions. The unit number, the amount owing, the status of the unit and the action decided are as follows:

HC 108 (\$1,037.34) – Arrears payment has been mailed.

CP 111 (\$3,142.58) – Owner will pay \$300 but has no plans for further payments as the owner thinks the unit has been sold – issue fine.

CP 207 (\$3,371.62) – Owner is trying to pay \$50/month but is only working a few hours a day with few prospects for full employment. Personal bankruptcy was suggested as an option. Council agreed to not fine the owner for a period of 6 months in order to give sufficient time to gain full-time employment and clear up the arrears.

CP 307 (\$1,252.38) – No information received, messages left – issue fine.

CP 309 (\$1,093.40) – Owner paid outstanding arrears.

HC 314 (\$2,252.13) – Owner has been paying monthly fees but nothing on the arrears; message left – issue fine.

HC 403 (\$4,837.92) – Owner promised a payment proposal but nothing has been received and the prospects are not good as he seems to be ignoring us – start legal proceedings to possess the unit and notify all parties.

- c) The Balance of Interest Transferred to Contingency Reserve has been corrected.
- d) HC 107 has submitted an invoice for \$298.67 for patio glass replacement. The claim was accepted but the amount will be applied as a credit on their fines owing and the Strata will claim the amount from the insurance company. Note that the owners of HC 107 are moving out and renting their unit to the owner of HC 105.

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3. Maintenance/Repair Items

- a) Lynette gave an update on the landscaping. She is awaiting a reply on whether or not the newly seeded grass should be up by now or not. Lynette will contact Claudia regarding a landscaping plan for the area between the buildings. Council wants to review all the landscaping invoices next month before Baywood pays them. Also the invoice from Halls Irrigation for the repair of sprinkler heads is to be reviewed as Larry questioned the time they claim to have spent on the repair. Larry also mentioned that the back-flow prevention valves need to be inspected at Hall's next visit.

4. Security Issues

- a) None

5. Bylaw Issues

- a) A written noise complaint against CP 304 has been received related to loud, bass music. Roger called and left messages for the owner and the tenant and a written notice is to follow.

6. Other Items

- a) A notice is to be prepared for real estate agents regarding the status of our building to clarify certain misconceptions. The real estate board will review this notice and if approved, Baywood will send it to various agents in town. Real Estate Agents will also be invited to ask any questions they may have.
- b) Council discussed potential AGM topics since the meeting should be held in mid August (eg. 12th to 15th). A canoe/kayak rack was suggested as well as the potential for instant fines. Any bylaw changes (including housekeeping changes) that are needed should be suggested for review at the next meeting.
- c) It is time to send out notices for fireplace gas meter readings.

Next Meeting 20 June 2002 at 7:00 PM at Lynette's place (CP 201)

Meeting adjourned at 10:27 PM.