

Approved Minutes - Council Meeting - Strata Plan 2720 – 14 August 2002

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

Absent: Tom Myrick

Quorum: Yes

Minutes taken by: Gerry Gabel

The meeting was called to order at 9:15 PM at Will Carter's house.

1. Review Minutes

a) The following changes were noted to the July 2002 Minutes:

- In item 3b) "to clean" should read "to repair".
- In item 5b) "CP 403" should be "CP 402", "East End of the building" should read "East End of Hampton Court" and "tenants in CP 405" should read "tenants in Churchill Place".

With these changes noted, The Minutes of the July Meeting were approved.

2. Financial Review

a) Regarding item 2a) from last month's meeting, Will reported that the entries noted were in error but that the entries were voided in the General Ledger so the Financial statements were correct.

b) The July Financial Statements were not available for this meeting. Will did mention that our earthquake insurance deductibility will go from 5% to 20% in the future.

3. Maintenance/Repair Items

a) Lynette reported that the gardener, Gord, had removed two dead trees. She will inform him that the bushes on the right side of the driveway out of Churchill Place need to be trimmed.

b) Larry will schedule the carpet cleaning and Roger will do up some notices.

c) Golden Glow can no longer do our window washing under their contract due to a WCB issue. Will suggested we get quotes from Phil at Alco Building Management and Victoria Window Cleaning. The quote is to include canopy cleaning as well. Golden Glow will do an extra carpet and garage cleaning (valued at \$800) to compensate us.

d) Rich from RDI has told us that they are finding garbage in the recycling bins so they are abandoning the co-mingled recycling program and we will go back to the totes. There will be six totes plus a bin with a slot for folded up cardboard.

4. Security Issues

a) Used video cameras are available again so Larry will pick them up and we will consider a video surveillance system again.

5. Bylaw and Rules

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- a) At the upcoming AGM, rules numbered 1, 2, 3, 4, 5 and 10 will be proposed as bylaws and the word “oil” will be changed to “fluids”. Will will redraft the rules as bylaws and prepare them for the AGM.

6. Other Items

- a) Hopefully the gas fireplace invoices will be ready to go out with the AGM notice.
- b) The AGM is scheduled for Monday September 16th at the Legion. The budget, revised at last months meeting, looks fine. Roger will give Will the Agenda and other material such that Will can prepare the Notice of Meeting package for owners.
- c) An owner trying to sell their unit indicated that RBC Financial Group thought that CMHC would not “ratify” our building after July 1st since we have not had an engineer sign off on our monitor and maintenance program. Since this was a rumor and the owner may have CMHC confused with another re-insurer, Roger will look into the matter and get the facts.

Next Meeting After the AGM on September 16th, 2002

Meeting adjourned at 10:25 PM.