

Approved Minutes - Council Meeting - Strata Plan 2720 – 19 Nov. 2002

Attending: Roger Taylor, Tom Myrick, Don Gorby, Mary Lou Newbold,
Gerry Gabel, Will Carter
Absent: Lynette Pineau, Christine Montgomery
Minutes taken by: Gerry Gabel
Quorum: Yes

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

1. Review Minutes

- a) The following changes were noted in the October Minutes:
- Item 1a) - change "deductibility" to "deductible"
 - Item 3c) - change "Prof. Eng." to "P. Eng."
 - Item 5b) – change "he" to "the person" and "1" to "one"
 - Item 6b) – change "did request" to "requested" and "dome" to "done"
- With these changes, the Minutes were accepted.

2. Financial Review

- a) A review of the arrears from the October Financial Statements noted that the owner of CP 108 and 312 had made substantial payments against the outstanding arrears for his two units. However, arrears for CP 111 and HC 403 still remain large. Roger asked Will to contact the owner of HC 403 to determine if he planned to pay off his debt by the end of the year as he previously indicated. Will is also to send the owner of CP 207 a reminder letter that the end of her grace period is near and that she needs to commit to a repayment plan to start the end of December.

The Actual to Budget YTD Analysis is looking good although Roger noted that there would be a large payment (\$9,025) from Maintenance & Repairs next month for the new rooftop ventilators. Roger asked Will to re-allocate the budgeted expense for this item, which had been spread throughout the year, to reflect the actual payment in November.

3. Maintenance/Repair Items

- a) Mary Lou did a walk about the buildings and reported that the carpet in the main lobby of Hampton Court needs cleaning.
- b) Roger noted that the water damage in HC 104 has been repaired.
- c) Bruce Cheadle (Brewster Engineering and Maintenance) checked out so Roger has asked him for a written quote to work with DougLes Consulting on our building envelope inspection in the spring and sign off on the results.

4. Security Issues

5. Bylaw Issues

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- a) The "FOR RENT" sign in the window of CP 108 came down just before Roger sent the owner the letter to remove the sign.
- b) The red couch on top of the lockers is still there although Roger noted that Larry MacMillan is likely to work with the owner to have it removed.

6. Other Items

- a) Roger tried one of the fluorescent bulbs in a hallway light and found it somewhat harsh. He reported that he redid his breakeven calculation using new prices for power and bulbs and found the differential was now about fifty cents per bulb. Before considering any further action on this, all Council members should view the two types of bulbs and give their opinion. This may not happen until the January meeting.
- b) The gas fireplace bills have been merged but not printed. Roger noted that there are 8 to 10 units with peculiar amounts such that some adjustments may need to be made for these bills.

Next Meeting On Wednesday, December 18, 2002 at 7:00 PM at Gerry's home.

Meeting adjourned at 9:55PM