

Approved Minutes - Council Meeting - Strata Plan 2720 – Nov. 26, 2003

Attending: Roger Taylor, Gerry Gabel, Don Gorby, Chris Maze, Mary Lou Newbold, Darren Pears, Will Carter
Absent: Christine Montgomery
Minutes taken by: Gerry Gabel
Quorum: Yes

The meeting was called to order at 7:19 PM at Chris's place.

1. Review Minutes

- a) In the October Minutes, in item 5a), all four references to CP should be HC instead. In item 6a), the name should be Brooke Finnigan. With these changes, the October Minutes were approved. They will be posted to the Strata web site (<http://members.shaw.ca/strata2720/>).

2. Financial Review

- a) The Strata Council approved Chris Maze as the new Treasurer. The Council positions are now as follows:

President:	Roger Taylor	Vice President/Secretary:	Gerry Gabel
Treasurer:	Chris Maze	Mechanical/Electrical:	Don Gorby
Grounds:	Christine Montgomery	Building/Maintenance:	Darren Pears
		Director at Large:	Mary Lou Newbold

- b) Due to problems posting receivables to our accounts, the October statements are to be treated as interim. There are known errors in the Fee Summary and items related to Accounts/Receivable. Will is working hard to resolve them.
- c) There are problems related to the automatic EFT strata fees payment process. After the approval of the higher 2003/2004 fees, many owners requested that Baywood not process the outstanding difference in fees using the EFT process, which caused some confusion. A letter will be sent to owners stating that the new fees to be paid by automatic EFT withdrawal will start effective December 1st and that they should pay the difference owing by cheque.
- d) Chris reviewed some alternatives for the contingency fund investments. Other financial institutions can offer a better return than the Bank of Nova Scotia but there may be advantages to keeping all of our financial affairs with one bank. Chris will discuss this matter further with Will and bring his conclusions to the next meeting.

3. Maintenance/Repair Items

- a) The dryer vents item will be carried forward to the next meeting.
- b) The first floor ceilings item will be carried forward to the next meeting.

- c) The problems with the plumbing drains have been resolved. There were two blockages in the HC 409 stack, which was cleaned out with a snake. The problem in CP 101 was probably due to the use of too much soap in the drain by the tenant in unit above.

4. Security Issues

- a) Darren reported that he has been successful in implementing a form of "Block Watch" program with tenants checking out visitors and looking out for each other.
- b) Darren will approach the Victoria Police about speaking at the 2004 AGM.

5. Bylaw Issues

- a) The noise complaints against CP 306 are down significantly. There were none in October and in November there was one direct written complaint and one indirect complaint. Council agreed to assess a \$200 fine for the noise complaint on Nov. 7.

6. Other Items

- a) The council discussed a matter related to the threats of legal action from the owner of CP 108. The owner continues to refuse to pay his outstanding strata fees. Roger reviewed the matter, which goes back to January of this year when two stop payments on his EFT withdrawals occurred. In April, the Strata Council decided to give him the benefit of the doubt and reversed his fines for March. However, the disagreement continued and the ongoing non-payment of strata fees led to him being denied the right to vote at the AGM. This resulted in the owner threatening legal action against the Strata.

Council members discussed the issue at length and decided to wait for him to take us to court and, if and when this happens, have our lawyer deal with the issue. Furthermore, if he continues to default in his strata fees and fines, the strata will eventually have to take legal action to seize the unit to recover the amount owing.

- b) The Newsletter item will be carried forward to the next meeting.
- c) Chris and Roger collected the outstanding gas fireplace meter readings and Roger will now arrange to send out the invoices.
- d) Darren mentioned that several new owners he has talked to have asked about the Short and Long Term Repair and Maintenance Plan (which is available on the Strata web-site). Roger reviewed the reasons behind the approach that the Strata adopted several years ago and the rationale for sticking to that plan.

Next Meeting On December 18 at 7:00 PM at Gerry's place.

The meeting adjourned at 9:24 PM.