

Approved Minutes - Council Meeting - Strata 2720 – April 21, 2004

Attending: Roger Taylor, Gerry Gabel, Don Gorby, Chris Maze, Mary Lou Newbold,

Will Carter

Absent: Darren Pears

Quorum: Yes

Minutes taken by: Gerry Gabel

The meeting was called to order at 7:20 PM at Don's place.

1. Review Minutes

a) There were numerous changes made to the March 23 Minutes:

- item 3c): change "unit CP 206" to "unit CP 206 and CP 106" (2 places) and change "instructed" to "recommended by Council"
- item 3e): replace the second sentence with "The carpets affected have been cleaned." and replace the last sentence with "The owner of CP 306 indicated the trail of ink did not continue inside the apartment."
- item 5a) 1): delete "- recommended fine: \$200" and replace the last sentence with "Council decided on a \$200 fine for this repeated infraction."
- item 5a) 2): delete "- recommended fine: \$200" and in the next paragraph the last sentence should read "...fines, excluding the amount for the security guard, totaled \$5,200.)". In the third paragraph, replace the first three sentences with "Council discussed at length how to proceed on this issue." The last sentence is deleted and the text "the unit is sold by June 1, 2004" is replaced by "certain conditions are met".
- item 5b): replace "hardship situation" with "a personal family situation" and delete the third and fourth sentence.
- item 5c): Delete the entire item.
- item 6b): change "decide" to "decided".

2. Financial Review

- a) Council reviewed the January 2004 and February 2004 financial statements. Some expense items are not current since Baywood did not post all entries during the period they were correcting the problems with their accounting system. Council did note that certain exceptional expense items such as the membrane repair and repairs for water damage shall be paid from the Envelope Reserve Fund and will be ratified at the AGM. The approval of these financial statements was tabled until the next meeting.
- b) Will explained that the problems with the previous accounting system had necessitated a complete accounting system rebuild and that several month's data was re-entered into a new program on a new computer. This work is now being completed and up to date accurate financial statements will be available shortly. Arrears notices will be sent to delinquent owners and Council will receive a new Fee Summary. Since all Council members now have email accounts, the financial statements will be sent by e-mail in the future.
- c) Chris reported that he is having difficulty dealing with ScotiaBank in opening a MoneyMaster account in the Strata name for our contingency funds. They have said that it can be done under Baywood's name in trust but not directly. Will agreed to talk to the ScotiaBank clerk involved to straighten it out.

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3. Maintenance/Repair Items

- a) The points on the garage gate motor failed and had to be replaced.
- b) New light fixtures have been installed on the fourth floor of Churchill Place and the removed units are being used to replace damaged lights on the other floors.
- c) During the excavation work to repair the membrane in front of Hampton Court, a water pipe was broken but fortunately the water was turned off quickly so as to minimize any water leakage. Unfortunately, water was not available to both buildings for a 40-minute period. During excavation, DougLes Consulting found another damaged irrigation pipe that may have been a further source of underground water. Council approved a membrane repair up to \$16,000. The amount of the repair is to be paid from the Envelope Reserve Fund and ratified at the next AGM.
- d) No dates have yet been set for the exterior window washing (carry forward).
- e) No dates have yet been set for the cleaning of dryer vents (carry forward). There was discussion about the need for owners to consider replacing their dryer vent hoses with the newer metallic variety as well as replacing older washer hoses.

4. Security Issues

- a) None

5. Bylaw Issues

- a) The following written complaints were received against CP 306: (1) excessively loud music on March 29; (2) excessively loud music on April 2 and (3) cigarettes and matches thrown onto the balcony of CP 206. These complaints and the associated fines were tabled, as they will be dealt with in a proposed settlement with the owner for outstanding fines and arrears.
- b) Council reviewed proposals between the lawyer for the owner of unit CP 306 and the Strata regarding the reduction of outstanding fines and repair costs, given that certain conditions are met. Roger will consult with a lawyer and Council members and prepare a response that hopefully will bring this matter to a successful conclusion. A suggestion was made that we introduce a bylaw preventing a minor from living alone in a unit without a parent or guardian.

6. Other Items

- a) None

Next Meeting May 20, 2004 at 7:00 PM at Mary Lou's place.

The meeting adjourned at 9:50 PM.