

Approved Minutes - Council Meeting - Strata 2720 – 21 April 2005

Attending: Roger Taylor, Gerry Gabel, Mary Lou Newbold, Will Carter

Absent: Don Gorby, Chris Maze, Anita Walper

Quorum: Yes

Minutes taken by: Gerry Gabel

The meeting was called to order at 8:05 PM at Mary Lou's place.

1. Review Minutes

- a) The review of the March Minutes was deferred to the next meeting.

2. Financial Review

- a) At the March 17 meeting, some Balance Sheet anomalies were noted. Subsequent to that meeting, Will and Roger reviewed the financial transactions for the previous fiscal year. Two errors were noted, the net effect of which was a \$20,000 understatement of expenses for the last fiscal year. Unfortunately, Council budgeted for this fiscal year based on that information and hence the Strata will most likely end the year with a loss.
- b) A review of the March Financial Statements shows that we are under budget in Repairs and Maintenance but over on Water and Gas charges.
- c) Will reported that the arrears letters are having a positive effect and the number of delinquent accounts is declining. There were two small outstanding balances with HC 411 and HC 304 of less than \$3.00 that Council agreed to write off.
- d) Regarding the serious arrears, Roger reported that the Jurens unit (CP 108) had been sold so we will collect the \$3,615.78 owing on that unit. Konchak (CP207) is making payments in excess of the strata fees. Fines and interest are to be applied at mid month according to the e-mail instructions Roger sent to Baywood recently.

3. Maintenance/Repair Items

- a) Harmsworth Electric replaced a sump pump. The cost was \$1,391.
- b) The Hampton Court front door glass was replaced by Schwam Glass and Westeck Windows at a cost of \$274.
- c) Pacific Coast Fire Equipment conducted the fire standpipe pressure and flow tests in both buildings and all systems passed.
- d) Council reviewed a draft report on the annual building envelope inspection. A few comments were noted and Roger will pass them back to DougLes Consulting.
- e) The bedroom window in CP 108 needs to be repaired. However, the tenant has not cooperated in scheduling the repairs and since the unit has now been sold, Roger will tell the new owner that the Strata will arrange to fix it.

Approved Minutes - Council Meeting - Strata 2720 – 21 April 2005

- f) Water damage on the ceiling of CP 203 has been reported. Doug Downs will check it.
- g) The paint touch-up work is pending – bring forward to the next meeting.
- h) The testing of in-suite alarms and buzzers is pending. A quote from Cantec will be requested and the matter is to be brought forward at the next meeting.

4. Security Issues

- a) Chris was absent so the Access Control System will be brought forward to the next meeting.

5. Bylaw Issues

- a) A noise complaint against HC 215 was noted. Council has notified the tenant and the owner.

6. Other Items

- a) A draft report on the Churchill Place roof top ventilator noise (reported by the owner of HC 415) was reviewed. Roger noted that the report from the acoustic engineer was not attached as indicated. However, the alternatives were clear and after some discussion, Council decided to go with option #3 and spend up to \$3,000 to install the best isolation mounts available to minimize the noise.
- b) Gerry reported that he has started on the insurance renewal for 2005. Council agreed that we should stay with the current insurers, if possible, but Gerry will request our broker to obtain other quotes as well to ensure we receive a competitive quote.

Next Meeting On 25 May 2005 at 7:00 PM at Roger's place (HC 417)

The meeting adjourned at 9:45PM