

Approved Minutes - Council Meeting - Strata 2720 – 25 May 2005

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

Absent: Anita Walper, Chris Maze

Quorum: Yes

Minutes taken by: Gerry Gabel

The meeting was called to order at 7:35 PM at Roger's place.

1. Review Strata Council Minutes

a) The following changes were identified to the March 17, 2005 Minutes:

- Item 1a), third line: change "are" to "is".
- Item 2b), second paragraph: Replace last sentence with "However, Council agreed to a reduction of \$50 in the fines."
- Item 2b), third paragraph: delete "although they claim to be having difficulty doing so".
- Item 3b): change "replacement of the sump pump)" with "replacement) of the sump pump".
- Item 3c) and 3e): change "Roger" to "Council".
- Item 6a): change "volume is not excessive" to "was similar in several units tested".

With these changes, the Minutes were approved.

b) The following changes were identified to the April 21, 2005 Minutes:

- Item 2a): replace the entire item with "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."
- Item 2b): delete the last two sentences.
- Item 2c): change "decided to simply" to "agreed to".
- Item 3c): delete "finally".
- Item 4a): change "too" to "to".
- Item 5a): replace item with "A noise complaint against HC 215 was noted. Council has notified the tenant and the owner."
- Item 6b): delete the last sentence.

With these changes, the Minutes were approved.

2. Financial Review

- a) As the April 2005 Financial Report was not available, the review was tabled to the next meeting.
- b) The monthly arrears notices are definitely effective as Will noted that the Accounts Receivable amount has declined from \$23,700 in October of last year to \$10,000 this month. Roger noted that CP 207 (Konchak) was fined incorrectly; it should be interest only as she is

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paying her monthly strata fee plus \$100. Council noted that HC 111 (Chance) has made a payment but CP 204 (Parsons) has not.

- c) Council decided on the following actions for owners with serious arrears:
CP 106 (Archer) - \$50 fine plus interest
CP 204 (Parsons) - \$50 fine plus interest
CP 207 (Konchak) – interest only
CP 406 (Pears) - \$50 fine plus interest.

3. Maintenance/Repair Items

- a) The building envelope inspection has been completed and the final report has been posted to the Strata web site - <http://members.shaw.ca/strata2720/> .
- b) The bedroom window in CP 108 was checked for leaks but nothing untoward was found. The situation will be monitored in the future.
- c) The water leak into the bathroom of CP 203 appears to have come from the unit above. DougLes Consulting will handle the repairs, estimated to be less than \$1,000.
- d) A quote for the paint touch-ups has been requested and will be brought forward at the next meeting.
- e) The testing on in-suite alarms/buzzers will be scheduled as part of the annual fire inspection.
- f) Our landscaper has quoted \$870 for plant replacement around the site. Council decided to proceed in order to improve the general appearance of the property.
- g) Mary Lou reported that she has replaced the plant in the HC lobby at a cost of \$50.

4. Security Issues

- a) No items to report.

5. Bylaw Issues

- a) No items to report.

6. Other Matters

- a) DougLes Consulting arranged to have the noise isolation mountings installed on the CP roof top ventilator and will now arrange to redo the acoustic testing.
- b) Gerry reported that the insurance broker had received quotes for our strata insurance for 2005/2006. The incumbent insurers (four companies led by AXA Pacific Group) quoted the same premium as last year (\$28,300) although they were willing to reduce our deductible from \$5,000 to \$2,500. Three other companies, including Royal Sun Alliance, provided quotes that

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were \$2,000 to \$5,000 more. Council decided to stay with the current insurers and Will was asked to finalize the renewal.

- c) Roger carried out a review of the parking stalls and notified those who were parking in the wrong stalls. Council decided to allocate the four existing visitor stalls as two for use by short term guests (up to three days) and two for use by registered guests (3 days to 2 weeks).

Next Meeting On June 28 2005 at 7:00 PM at Mary Lou's place.

Meeting adjourned at 9:10 PM.