

Approved Minutes - Council Meeting - Strata 2720 – November 14, 2005

Attending: Roger Taylor, Gerry Gabel, Anita Walper, Wanda Farrant, Donna Bishop, Will Carter
Absent: Carole Kronhauer, Mary Lou Newbold, Don Gorby **Quorum:** Yes
Minutes taken by: Gerry Gabel

The meeting was called to order at 7:14 PM at Roger's place.

1. Review Minutes

- a) Council reviewed the Minutes of the October 24 Strata Council Meeting, starting with the correction to Anita Walper's name. Other changes made were:
In item 2a): replace "is not happening automatically" with "are not being recorded in the financial statements although the transfers are occurring at the bank"
In item 2b): change "HC 204" to "CP 204"
In item 3g): replace "yet to tack" to "yet to replace the underlay and tack"
In item 4a): change "She" to "The resident"
In item 5a): change "he has" to "they have" and "he" to "they"

2. Financial Review

- a) Council then dealt with the October 2005 Financial Statements. In the Balance Sheet, the negative amount of \$30,005.42 should be covered by a transfer of a like amount from the Contingency Reserve Fund as approved at the last AGM. The large amount in the Security account (\$2,364.94) was for the new recessed servicemen's lockboxes. An amount of \$1,503.77 was paid for the re-keying of the buildings.
- b) Regarding the arrears, it seems the owner of CP 106 is not paying the full strata fee amount each month and the arrears now exceed \$1,000 so Council assessed a \$100 late fee fine. Owners of CP 204 and HC 111 were assessed fines of \$50 each for arrears over \$500. The fines are also to include interest on the outstanding balance and Will was asked to ensure that this is being charged, as it doesn't seem to appear on the Fee Summary Report. No back charging is to occur however.

3. Maintenance/Repair Items

- a) S.B. Contracting (Stan) is scheduled to blow out the irrigation systems on Nov. 15.
- b) Cantec is scheduled to carry out the fire inspection including in-suite alarms on Nov. 17 and 18. Notices have been posted and Council is hoping that the majority of the apartments will be checked.
- c) The lock on the Hampton Court East end fence is broken again. Council decided to screw the gate shut permanently.
- d) The 6" building numbers for Churchill Place were found to be too small to see from the street so Council decided that we should combine the two sets of numbers in order to replace the missing numbers and place them on the side of the building where they will be most visible.

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- e) The outdoor light cover for the left hand side of the entrance to Hampton Court acquired last month would not allow the use of a fluorescent bulb. Roger has found a replacement light fixture that is similar and he suggested that we buy four of them for use in the garage driveway and move those light fixtures to the Hampton Court entrance where they will match the existing lights.
- f) Roger is still waiting for a quote from Fuzzy Wuzzy Carpets for the replacement carpets in the hallways and stairwells to compare with the only other quote we have for this work (from Hourigans).
- g) The paint touch ups will be done after the carpets are installed.
- h) A bag of snow and ice melter has been purchased and will be kept in the generator cage next to the ramp.
- i) The Hampton Court front entrance door is scrapping on the bottom so it needs to be adjusted.

4. Security Issues

- a) None.

5. Bylaw Issues

- a) The noise complaint against HC 206 turned out to be the resident hammering on the walls. As well, someone in HC206 was sick and vomited over the balcony onto the deck and window of unit HC106. Golden Glow was called to clean-up the vomit.
- b) Council has received a request from the owner of HC206 to install tile flooring in the front entrance, den and two bathrooms. Council approved the front entrance, but denied the kitchen and bathrooms, because of the potential increase in noise transfer, given recent noise issues between HC206 and their neighbours.
- c) The noise from HC 317 has been much reduced of late.

6. Other Items

- a) Anita reported that people are not abiding by the rules for re-cycling - cardboard boxes are not being broken down and "junk" is being left near the bins. A notice will be issued in the New Year and Anita suggested that the proper procedure for entering the garage be mentioned again as well since there are several new residents and tenants in the buildings.

Next Meeting On 12 December 2005 at 7:00 PM at Gerry's place

The meeting adjourned at 9:20 PM