

Approved Minutes – Strata Council Meeting– Dec 12, 2005

Attending: Roger Taylor, Gerry Gabel, Anita Walper, Wanda Farrant, Donna Bishop, Don Gorby, Mary Lou Newbold

Absent: Carole Kronhauer, Will Carter

Quorum: Yes

Minutes taken by: Mary Lou Newbold

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

1. Review Minutes

- a) -5(a) Change HC 206 to CP206
-5(a) Split the second sentence into a new section. The new 5(b) would begin with "Council received a request..."
-5(b) now becomes 5(c)

2. Financial Review

- a) November 2005 F/S not received from Baywood so review carried forward to January meeting

3. Maintenance/Repair Items

- a) Annual fire system inspection by Cantec went very well. 95% of the units were completed with far fewer failures than anticipated given the age of the building. Many smoke detectors now need to be replaced given their age. Although it is the responsibility of the owners to replace smoke detectors, council will try and get a bulk price for replacement of the detectors. A list of those detectors that actually failed the Cantec inspection will be provided to council and owners of the listed units will be advised to replace smoke detectors as soon as possible.

There are environmental responsibilities to disposing of smoke detectors, Anita will get information for proper disposal and council will advise owners.

Piezo's are the responsibility of Strata and those that were found to be defective will be replaced.

- b) Annual Fire Inspection – the Inspector was quite pleased overall. The Inspector wants the building to test the fire alarms monthly. Roger will re-address this issue as Council believes that if the alarm goes off 12 times a year, people will ignore a real alarm. Last year there were three tests to the system. As always, the Inspector noted boxes on top of lockers must be attended to. Owners will be reminded of this in the January newsletter.
- c) The HC East end fence has been screwed shut.
- d) CP Front Entrance outdoor light fixture has been ordered from Illuminations.
- e) Comino tacked down the entrance way carpet in HC. This took several calls from Roger to have completed.
Fuzzy Wuzzy Carpet has assured Roger that their quote would be done by the end of this week, but couldn't be done for this meeting.
- f) CP Driveway entrance and bottom of garage ramp drains have been cleaned by Rob the Handyman.

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- g) CP102 Owner not happy her request for shrubs outside unit was denied and asked if she could replace them herself and be re-imbursed. Roger advised her that, at the moment, there is no room in the budget for mature plant replacement.
- h) Ceilings and walls around the hall vents are quite dark. Roger will ask Steve the janitor to spot clean those areas.

4. Security Issues

- a) None.

5. Bylaw Issues

- a) HC 206 e-mailed a second request, to install tile kitchen and bathroom floors. Roger re-iterated council's position on flooring. Of all flooring types tile is the worst for noise transfer.
- b) Roger reviewed tenant situation – immediate family meaning children or parents do not fall under the tenant by-law but they wouldn't be allowed to have a room mate as the room mate would be a tenant.

6. Other Items

- a) Flooring – Currently, the only flooring, other than carpet, approved in the kitchen and bathroom is vinyl. People requesting flooring changes can check the strata website for approved type of flooring.
- b) Low flush toilets – if you replace your toilet and shower head you can apply on line to CRD for a \$75 rebate. Need to provide documentation of proper disposal of old toilet as well as receipt for low flush. Council will include this information in the January newsletter.
- c) Pilot lights – a reminder about the efficiency of turning off pilot lights during the summer months will be included in the January newsletter.
- d) Farewell to Gerry – council thanked Gerry for his many years of service to the strata. Gerry turned over all prior minutes to Mary Lou. The minutes dated back to August 29, 1994.
- e) Christmas trees – live ones are allowed, however there is some concern of the mess the pine needles leave. Roger will post a notice in early January reminding residents to dispose of trees properly.
- f) Appoint Vice President – Gerry Gabel filled this position as well as secretary so a new Vice President needs to be appointed. This was carried to the January meeting

Next Meeting On Tuesday January 17, 2006 @ Wanda's

The meeting adjourned at 9:40 PM