

Approved Minutes – Strata Council Meeting – February 22, 2006

Attending: Roger Taylor, Anita Walper, Donna Bishop, Don Gorby, Carol Kronbauer, Will Carter, Wanda Farrant, Mary Lou Newbold

Absent: n/a

Minutes taken by: Wanda Farrant

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

1) Review Minutes

- a) Numerous spelling changes and clarification of discussions

2) Financial review:

- a) January 05 FS reviewed
 - i) Interest income to be fixed in February statements. Supplies and carpet cleaning to be moved into repairs and maintenance and meeting expenses to be moved into administration to reduce the number of expense categories
 - ii) Mary Lou to look into returns on investments to ensure we are getting the best rate
 - iii) Letter to be sent to HC 207 by Will regarding base strata fees
 - iv) Will advised that all accounts in arrears have been dealt with, interest and penalties were charged in early February which will be reflected in the February statements.
 - v) Electricity, gas, and water are above budget. Anita to look into relief from the City of Victoria for water charges from burst sprinklerpipe. Will to investigate hydro charges as it appears December bill paid several times.
 - vi) Due to change to our own bank account, EFT payments delayed until February 24 and a letter was sent to owners advising of the delay.

3) Maintenance/Repair items

- a) Fire inspection completed by Cantec on February 15 and there are a few more piezo alarms to be replaced
- b) Locker room cleaned by Steve, our building cleaning staff. A gift certificate to be given to Steve for all his hard work and dedication to maintaining our building.
- c) Owners of CP 109 were able to move back into their unit February 13 as the flood damage has been repaired. They received timely support from their insurance company for interim expenses and accommodation.
- d) CP 204 balcony water stain was from natural drainage point. The owner will arrange for cleaning.
- e) HC 206 – waiting to hear if bedroom window seal has been replaced
- f) HC 415 – Eagle Eye Restoration called to investigate water in light fixture

4) Bylaws & Rules

- a) Request from HC 208 to change flooring. Owner was advised that the Strata position is that the only flooring, other than carpet, that is approved is vinyl flooring in the

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kitchen and bathrooms. Owners requesting flooring changes are reminded of this position and should refer to the website for details on approved flooring.

- b) There was a ruling on the Condominium Act effective January 1, 2006 on an interpretation regarding rights of owners to rent based on rules set by original developer. As we have modified our bylaws, there is currently no effect from this ruling for the Strata.

5) Other items

- a) Notices will be sent to owners for Special General Meeting for a meeting to be held the last week of March. Owners will be encouraged to attend or to provide a proxy vote to ensure quorum is met
- b) Stray cats have returned and residents putting out cat food will be advised to stop

Next meeting – will be held immediately before the SGM at the Legion. Date TBA.

The meeting was adjourned at 10:30