

Approved Minutes - Council Meeting - Strata 2720 – April 25,2006

Attending: Roger Taylor, Anita Walper, Don Gorby, Carole Kronhauer, Will Carter,
Mary Lou Newbold

Absent: Wanda Farrant, Donna Bishop

Quorum: Yes

Minutes taken by: Mary Lou Newbold

The meeting was called to order at 7:15 PM at Roger's place.

1. Review Minutes

- a) February 2006 minutes - 3.b) Add the word "by" in the first sentence.
- b) March 2006 minutes - meeting was brief after Special General Meeting – no minutes were taken.

2. Financial Review

- a) February Review – reviewed with March
- b) March Review – still some concern about water and hydro being over budget, but Will is predicting that we'll be very close to budget overall.
- c) Arrears
Will to send letter to 106C requesting minimum monthly payments of \$300 commencing May 1, 2006 to avoid further fines.
Will to send letter to 207C to advise fine of \$200 for not making correct strata fee payment. Will to advise owner that minimum payment is \$285.45. Fines and interest will be assessed for April.
401H to be advised minimum payment of \$300 per month is required to catch up and avoid further fines. Interest will continue to be calculated until balance is cleared.

3. Maintenance/Repair Items

- a) M. Griffen annual inspection report – we never received a copy. We were advised that this report existed when the Fire Inspector called to see if we had complied with recommendations. Roger asked M. Griffen for a copy of the report along with an estimate for cost of recommended repairs. Roger had to request several times for the estimate. Estimate received is very poor in its detail, so Roger has asked for more detail before work can commence.
- b) 206H window replaced by strata – thermal seal had gone.
- c) Review carpets from Fuzzy Wuzzy – Strata toured both buildings to choose color and texture.

4. Security Issues

- a) None.

5. Bylaw Issues

- a) None.

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6. Other Items

- a) Gas meter readings – Roger asked Will to mail gas meter readings to all units as well as off site owners.
- b) Mary Lou to continue investigating better options for envelope reserve fund. Initial calls today indicated that higher interest rates are available so it's worth looking at. Mary Lou will bring options to next meeting for council to make a decision on moving the envelope reserve fund.
- c) Carol concerned about types of plants planted at the front of Churchill Place last year as they didn't last. Roger will forward contact info for gardener to Carol and she'll discuss plant options with him.

Next Meeting On Thursday May 25, 2006 7:00 at Mary Lou's

The meeting adjourned at 8:45pm after council did walk about to choose carpet colors for first floor and stairwells. Hampton Court and Churchill Place will now have the same carpet. The darker carpet will wear better.