

Approved Minutes - Council Meeting - Strata 2720 – September 27, 2006

Attending: Roger Taylor, Anita Walper, Will Carter, Mary Lou Newbold, Don Gorby, Tracy James

Absent: Donna Bishop (arrived later), Wanda Farrant

Quorum: Yes

Minutes taken by: Mary Lou Newbold

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

1. Review Minutes

- a) July 2006
 - 4c. add a comma after "that" and remove "it's" so last sentence reads...and tenants that, it's for security reasons...
 - 5a. take out the "e" in Gorby
- b) August 2006 AGM
Several errors minor in nature, Roger will make corrections and post unapproved minutes to website.

2. Financial Review

- a) August fee summary, 112CP, 117HC, 307CP, 408HC, 411HC, 412CP, 414HC need letters requesting payments.

3. Maintenance/Repair Items

- a) 1st Floor carpet installation complete. HC106 and west end stairwell door plates need adjusting. Len the installer will make necessary adjustments.
- b) HC110 experienced some damage from water problem in HC210. Doug Downs co-ordinating repairs.
- c) Pest Control, Orkin felt that mouse found in locker room had been a "pet". HC312 wasp nest in kitchen vent sprayed.
- d) CP109 repairs – still waiting for part for gas meter of fire place. All other outstanding issues complete.
- e) HC east end fence is damaged – Eagle Eye Restoration will repair or rebuild if beyond repair.
- f) Victoria Refrigeration inspected the rooftop ventilator timers. Two required replacing and this has been done.
- g) CP103 – reported soap suds backing up in their kitchen sink. Roger will call out a plumber to inspect.
- h) Dryer vent cleaning – Council has asked Doug Downs of Eagle Eye Restoration for a quote.

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- i) Annual Building Inspection – Eagle Eye Restoration has been asked to provide a quote for this as well.

4. Security Issues

- a) Garage Break In – one bike stolen and 2 cars broken into. CP west end door garage level had been taped open.

5. Other Items

- a) Roger, Wanda and Donna need to go to ScotiaBank to sign signature cards. Will to ask if money can be transferred without the signatures and perhaps signature cards could be brought to next meeting to expedite the process.
- b) 1 - Rooftop Fan Timers – Inspected and repaired where necessary.
2 – 2 Garage Fans – Council requested a quote from Victoria Refrigeration for CO sensors including estimates on annual inspection and repair/replacement costs. Initial estimates were in the range of \$15,000.00. Calculations are necessary for long term usage not just installation costs. Tracy noted the National Office of Energy Efficiency offers several different grants for retro fitting based on energy conservation.
3 – Transition to Compact Fluorescent Lamps – janitor has been asked to try a few different light bulb types and colors so we can determine what suits our hallways. Roger will bring selection to next meeting for council to review.
- c) Don walked around the building last week and found an area near CP that had a significant amount of water. Perhaps we've got an underground line leak in the sprinkler system. Roger will investigate and call for repair if necessary.
- d) Don presented information on "Solarwall" which could be considered as an option to the roof top ventilators. Couldn't really be considered until re-mediation. Information available at:
www.astravan.com
Astravan Distributors Ltd.
123 Charles Street
North Vancouver, BC V7H 1S1
1 – 800 – 663 – 8405
- e) Tracy brought forward some preliminary information on industrial composting. Initial information estimates annual cost of approximately \$1800 per year. Council indicated they would prefer a cost neutral solution. Tracy will gather more info regarding this and report back to council next month.

Next Meeting On Monday October 23, 2006 at 7:00 PM at Tracy's place

The meeting adjourned at 10:00 PM