

# **Approved Minutes - Council Meeting - Strata 2720 – October 23, 2006**

**Attending:** Roger Taylor, Anita Walper, Will Carter, Mary Lou Newbold, Don Gorby, Tracy James, Donna Bishop, Wanda Farrant

**Absent:** None

**Quorum:** Yes

**Minutes taken by:** Mary Lou Newbold

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

## **1. Review Minutes**

- a) September
  - 5c. add the words "an", "that" and change "tremendous" to "significant". Sentence will read...and found an area near CP that had a significant amount...
  - 5e. re-written for better grammar and clarity. Roger took suggested wording and will amend for approved minutes.

## **2. Financial Review**

- a) September Financial Statements were e-mailed to all Strata members, but for some reason were not received. The insurance has been paid in the month of September so net income seems low for the month as the large payment skews the numbers. Water is \$1100 over budget, but hopefully now that the sprinkler system is shut off for winter, the water usage will level out and come into line with budget projections.
- b) Arrears – 206 HC fined \$25 plus interest, 317HC \$50 fine plus interest, 403HC \$50 fine plus interest. 414 HC has agreed to become current with the November payment. 415HC needs a letter.
- c) Will Carter advised Strata Council that the management agreement will need to be revised to comply with recent changes to the Real Estate Services Act. The Strata Corporation's operating account will be reviewed by a CGA and an annual report will be submitted to the Real Estate Council of BC, which licenses strata managers.
- d) Investment of funds to T-Bill account at Scotiabank has not yet been done as Roger, Wanda and Donna need to go into sign the signature cards and present ID. Will is to confirm with Roz McMurchie at Scotiabank her hours and availability as well as whether the funds have been transferred into the account to maximize interest potential while awaiting the paperwork.

## **3. Maintenance/Repair Items**

- a) HC106 and west stairwell door plates still outstanding issues from carpet installation.
- b) HC110 bathroom repair is underway at this time. Damage appears to have come from an overflow from above. There was also a plumbing pipe issue that caused water leakage as well.
- c) CP109 gas fireplace meter replacement. The part has been located and we are just waiting an update that the final repair has been completed.
- d) HC East end fence was repaired in September by Eagleye Restoration only to have it damaged again soon after. Eagleye Restoration returned immediately and repaired the fence again.
- e) CP103 Soapy water back up was attended to by RotoRooter, however, the problem persisted. RotoRooter returned and reported that the problem seems to be in a pipe joint that is in the

## **Approved Minutes - Council Meeting - Strata 2720 – October 23, 2006**

parking garage. Vehicles will have to be moved before RotoRooter can begin trying to work on the problem. Roger will post signs and have this arranged in the next few weeks.

- f) Victoria Fire Department was very insistent that the bushes in front of Churchill Place be trimmed. This has been done.
- g) Strata received an estimate of \$5,400 for dryer vent cleaning from Eagleye Restoration. We also asked for estimates for checking exterior cracking and re-caulking. This estimate came in at \$38,000. This maintenance should be done every five to seven years and it has been seven years since it was done. The annual inspection, moisture checks, caulking and stucco repair has been estimated at \$42,000. Council considered total expenditure of \$51,000 from Building Envelope Reserve and \$5,400 from Repairs and Maintenance for the dryer vent cleaning. Council feels strongly that approving this work to be done all at once will provide significant cost savings and believe that it is in keeping with the long term envelope plan for the building. Roger will contact Doug Downs of Eagleye Restoration to advise him to begin the work.

### **4. Security Issues**

- a) A resident reported their car was broken into.
- b) A resident has requested more lighting at the east end of the building for security reasons. Roger received a quote of \$750 for light installation which includes running power to this area. We may also consider trimming one of the bushes back a fair amount to make the area more visible to the street.

### **5. Other Items**

- a) Environment Management
  - 1 – Rooftop Fan Timers have been replaced and are running more efficiently.
  - 2 – Garage Fans – Quote request from Victoria Refrigeration for CO sensors, including estimates on annual inspection and repair/replacement costs has not been answered. Roger has sought a quote from a second company.
  - 3 – Transition to Compact Fluorescent Lamps is taking awhile because there are no lighting stores in the area that stock the lamps we are looking for. Roger has asked Albrite to order some lamps in for us to look at. Council will review next month.
  - 4 – Composting tabled to next meeting
- b) Roger and Don looked at the area outside Churchill Place that had significant water accumulating and determined that the water was caused by the slope of the property and it was where the two buildings “pooled” the sprinkler water. Although it seemed like a lot of water, it is understandable given the property and Roger and Don are certain that there is no leak in any of the sprinkler lines.

**Next Meeting**      On Monday November 27, 2006 at 7:00 PM at Anita's place

The meeting adjourned at 8:45 PM