

## **Approved Minutes - Council Meeting - Strata 2720 – Nov 27, 2006**

**Attending:** Roger Taylor, Anita Walper, Will Carter, Tracy James, Donna Bishop, Wanda Farrant

**Absent:** Don Gorby, Mary Lou Newbold

**Quorum:** Yes

**Minutes taken by:** Roger Taylor

The meeting was called to order at 7:18PM at Anita's place.

### **1. Review Minutes**

- a) The minutes of the October 23, 2006 Council meeting were approved with the following changes:
  - a. Reword 2c to read "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 Esata Council of BC, which licenses strata managers."
  - b. 3a Should start "HC106 and west stairwell door..."
  - c. 3d/3g – spelling. EagleEye should be Eagleye.
  - d. 3e – "pipe join" should be "pipe joint".
  - e. 3g – 5<sup>th</sup> sentence should start "The annual inspection, moisture checks, caulking and stucco repair has been estimated at \$42,000."
  - f. 4a should read "A resident reported their car was broken into.
  - g. 4b should start "A resident..."

### **2. Financial Review**

- a) YTD Budget analysis – Amount for Window Washing to be transferred to Repairs and Maintenance.
- b) Arrears:
  - a. HC206 balance \$104.28 – Interest to be charged
  - b. CP207 balance \$3691.33 – \$200.00 fine and interest to be applied, if arrears letter previously sent.
  - c. HC317 balance \$817.71 - \$75.00 fine and interest to be applied, if arrears letter previously sent.

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

- a) Dryer vent cleaning – ongoing
- b) Annual Building Inspection and Maintenance – ongoing
- c) Annual Fire System Test scheduled for December 6 and 7. Roger will post notices. Donna will be going unit to unit with the technician.
- d) HC301 hot water tank water escape. Both HC201 and HC101 utility rooms were affected. Damages to be assessed.
- e) HC402 – Ensuite bathroom water escape. Little or no damage reported from units below, but these units will be monitored.

### **4. Security Issues**

- a) Installation of the light at the East Churchill Place exit has been delayed, due to delays by the electrician. Roger will look for an alternate electrician.

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### **5. Other Items**

- a) Environment Management
  - a. Transition to Compact Fluorescent Bulbs
    - i. Council discussed the three different types of CFL lights installed on the fourth floor of Hampton Court (7W, 8W and 9W). The 7W 2700K fluorescent spiral lamps were the preferred lights for HC. Roger will try and source 3W and 5W bulbs for comparison.
  - b. Composting
    - i. Tracy will prepare a notice to all residents regarding composting and getting feedback as to which residents wish to participate.
- b) A complaint was received regarding items left in parking stall #99. Roger will contact the resident.
- c) Pursuant to regulations, council unanimously passed a motion to authorize Will Carter of Baywood Property Management to destroy the following financial-related records and documents 7 years or older:
  - a. Invoices
  - b. Receipts
  - c. Financial Statements
  - d. Accounting Records
  - e. Deposit Slips
  - f. Cheque Stubs

**Next Meeting**      On Tuesday December 12, 2006 7:30 PM at Mary Lou's place

The meeting adjourned at 9:16 PM