

## **Approved Minutes - Council Meeting - Strata 2720 – January 21, 2008**

**Attending:** Carol Kronbauer Anita Walper, Tracy James, Wanda Farrant, Donna Bishop, Roger Taylor, Will Carter  
**Absent:** Lorne Grand  
**Minutes taken by:** Anita Walper  
**Quorum:** Yes

The meeting was called to order at 7:25 PM at Carol's place.

### **1. Review November 26, 2007 Minutes**

The November 26, 2007 Minutes were amended as follows:

- (a) Item 4.a) fourth line should start "Council asked Will..."
- (b) Item 4. d) was amended to read "Council reviewed the requirements to rent a unit and determine that the request did not meet the exception for rental request. Denied."
- (c) Item 6. b) first line, change "to small compost ..." to "the small compost ...";
- (d) Item 6. b) last line, remove "otherwise no deal";
- (e) Next Meeting change "Marylou" to Mary Lou".

The Minutes of the November 26, 2007 meeting were adopted as amended.

### **Review December 17, 2007 Minutes**

The December 17, 2007 Minutes were amended as follows:

- (a) Item 2.a) first line should start "Council asked that Lisa at Baywood..."
- (b) Item 3.a) fourth line should start "Council will send the owner..."
- (c) Next Meeting "January 21, 2007" was changed to "January 21, 2008".

The Minutes of the December 17, 2007 meeting were adopted as amended.

### **2. Financial Review**

December 2007 Financial Statement

- (a) Year to date shows a significant variance in interest income for the envelope reserve;
- (b) Water figures are missing an invoice;
- (c) Gas figures are usually higher in the winter, a savings may show at year end;
- (d) Electrical figures are higher in the winter;
- (e) Trash figures include composting;
- (f) Repairs show the cost for the replacement doors to the parking garage.

Arrears

- (a) CP207 is paying arrears on time;
- (b) No outstanding arrears at this time.

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

- (a) Annual Fire System Inspection – The inspection went well and the final report is yet to come. A notice will be prepared to all owners/residents NOT to paint over the sprinkler heads or hang anything from them. This is an item that needs to be communicated to owners.
- (b) Garage Level Doors (Replacement/Painting) – The garage doors have been replaced and painted.
- (c) Garage Level Doors to Elevators/Stainless Steel Guard - Council discussed installing a 34"x34" stainless steel kick plate on the bottom of each of the elevator access doors at a cost of \$140.00 each and a 12"x34" stainless steel kick plate on the bottom of each stairwell door at a cost of \$40.00 each.
- (d) Enterphone Maintenance – CP enterphone display is missing lines. PACH Company who manufactured the enterphone has parts available. The LCD screen and circuitry will cost \$230.00 and can be ordered through Posscan Systems.
- (e) There is damage reported in the hallway near HC201.
- (f) HC entry to garage – the door wasn't locking but is now repaired.
- (g) Hallway vent dirt on the ceiling outside HC202 and smoke detector are dirty.

### **4. Bylaw Items**

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None

### **5. Security Related Items**

None

### **6. Other**

- (a) Composting Program – Tracy advised that the bins have been ordered and delivery is expected in the third week of January.
- (b) Carpet Replacement – Carpet replacement is planned for Summer 2008.
- (c) Hallway painting for 2008/2009 fiscal – Quotes will be obtained for budgeting purposes.

**Next Meeting:** Monday, February 18, 2008 at 7:00pm at Tracy's place

The meeting adjourned at 8:40 p.m.