

Approved Minutes – Council Meeting – Strata 2720 – November 24, 2008

Attending: Jarra Ford, Anita Walper, Donna Bishop, Roger Taylor, Carol Kronbauer, Will Carter, Tracy James (arrived late)

Absent: none

Minutes taken by: Anita Walper

Quorum: Yes

The meeting was called to order at 7:20 p.m.

1. Review of October 21, 2008 Minutes

The October 21, 2008 Minutes were adopted as circulated.

2. Financial Review

- (a) Financial statements for October will be reviewed at the next meeting. Baywood Properties is making some edits and will email the statements next week.
- (b) Arrears – Unit HC208 is in arrears and will receive a fine plus interest. Unit HC214 will receive a letter – Strata Council will search for an email address for the owner of HC208.

3. Maintenance/Repair Items

- (a) Carpet Replacement – most of the work has been completed. A few minor items have to be finished so \$500 will be withheld to cover the balance of the work.
- (b) Landscaping Quotes – two quotes were received: \$14,720 + GST and \$16280 + GST (plus \$1800-2500 for improvements). The Strata Council will need to discuss WorkSafe coverage, snow/ice removal, fertilizing with each company.
- (c) Elevator carpet at garage level – the carpet has not arrived to complete the installation.
- (d) Balcony inspections – some work is being done and a list of items will come later with the report.
- (e) HC304 – Eagleeye Restoration was called to investigate and repair a reported small amount of water ingress through a bedroom window.
- (f) HC315 – gas fireplace was not working as a second shut-off valve found on the side of the fireplace had been turned off. The gas has now been turned on and is working.
- (g) HC301 – unit power outage due to broken breaker has been repaired.

4. Bylaw Items

none

5. Security Related Items

- (a) CP312 – reported bike lights were stolen from two bikes in front of Churchill Place.
- (b) November 21, 2008 someone was sleeping in the entryway to Churchill Place. They were asked to leave and did so peacefully.

6. Other

- (a) A lot of refuse continues to be dumped outside the garbage/recycling bins in the underground parking.
- (b) There is an accumulation of shopping carts near the bicycle parking area in the underground parking.

Next meeting: December 18, 2008 at CP311 @ 7:00 p.m.

Meeting adjourned at 9:00 p.m.