

Approved Minutes – Council Meeting – Strata 2720 – January 19, 2009

Attending: Anita Walper, Donna Bishop, Roger Taylor
Absent: Tracy James, Carol Kronbauer, Will Carter, Jarra Ford
Minutes taken by: Anita Walper

Quorum: Yes

The meeting was called to order at 7:13 p.m.

1. Review of December 18, 2008 Minutes

The December 18, 2008 Minutes were amended in 2(a) by deleting the words “and approved” at the end of the sentence. The December 18, 2008 Minutes were adopted as amended.

2. Financial Review

- (a) Financial statements for December were reviewed. The expenses are on or under budget.
- (b) Arrears – Units HC207, CP403, HC214, HC404 and HC405 are all in arrears and will be sent a letter. HC208 remains in arrears. Baywood Property Management Ltd. obtained a Land Title Office search, so that a notice of the mortgagor’s overdue fees can be sent to the mortgagee, if necessary.
- (c) GIC Investments – The GIC has been reinvested for 30 months at 4.1% and divided between the four Scotiabank entities to reduce the risk and improve CDIC coverage.

3. Maintenance/Repair Items

- (a) The rooftop ventilators on CP and the west end of HC have been shut down waiting for new parts.
- (b) CP104 laundry exhaust pipe – investigating water getting into the dryer vent duct either from the dryer or duct end.
- (c) Carpet installation deficiencies – Fuzzy Wuzzy Carpets was given a list of deficiencies and the work left to be completed. The final inspection is yet to be done.
- (d) HC west elevator door problems – a penny was caught in the elevator door track preventing the door from closing.
- (e) HC204/304/404 repairs – work is expected to be finished within two weeks.
- (f) CP exterior paint test patch was successful.
- (g) Annual inspection (balcony inspections) – DougLes Consulting provided a spreadsheet with their findings and an overview of their inspection. They will meet with Roger to determine what further investigation may be required.

4. Bylaw Items

None

5. Security Related Items

None

6. Other

None

Next meeting: February 16, 2009 at HC104 @ 7:00 p.m.

Meeting adjourned at 8:58 p.m.