

Approved Minutes – Council Meeting – Strata 2720 – February 15, 2010

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

Quorum: Yes

The meeting was called to order at 7:35 p.m.

1. Review of Minutes

The January 18, 2010 Minutes were amended in 4(b):

- (a) add the word “members” after Council;
- (b) change “investmending” to “investing”.

The January 18 Minutes were adopted as amended.

2. Financial Review

- (a) Financial statements for December were reviewed. Electrical and water accounts appear to be over budget and will be investigated.
- (b) Arrears – an up to date fee summary was not available for the meeting. At this time, monies owing by units HC112, HC208, HC214 and HC408 will be confirmed with Baywood Management. Interest and fines will be applied as appropriate.
- (c) Insurance Recoverable of \$3,910.65 on unit CP109 for repairs – funds have not been received from the insurance company to date, to be confirmed with Baywood Management.
- (d) Investments – strata investments are only permitted with GICs, chartered banks and Credit Unions, best rates will be investigated.

3. Maintenance/Repair Items

- (a) Interior painting - Glover Painting has requested a final walk through and sign off which will occur on February 17, 2010.
- (b) Interior painting – Glover Painting has requested payment which will be determined after the walk through on February 17, 2010.
- (c) Replacement of signs and covers
 - i. Welcome sign – to match the paint colour
 - ii. Fire alarm pull station signs - Fire Inspection Branch to provide
 - iii. Exit door signs - Fire Inspection Branch to provide
 - iv. Thermostat covers – replacements are on hand.
- (d) Annual Fire System Inspection – booked for March 3, 2010, signs will be posted in both buildings for keys to be provided to the appointed Strata Council members.
- (e) CP409 request to cap off gas fireplace vent – Universal Sheet Metal will provide a design for the cap off.
- (f) CP roof ventilator – the thermostat is malfunctioning and will be monitored, the timer was replaced.
- (g) HC and CP plumbing stacks – no quotes were received to date so another company will be approached for quotes.
- (h) Janitorial – require heavy carpet cleaning on the main floor of Churchill Place. All carpets will be cleaned after all painting has been completed.
- (i) HC108 has requested that the heavy bush in front of the patio be trimmed back; this will be done after the blossoms are gone.

4. Bylaw Items

- (a) HC403 rental – a further letter will be sent to the owner regarding rental of the unit.

5. Security Related Items

None

Next meeting: March 15, 2010 at 7:30 p.m. in HC402.

Meeting adjourned at 8:57 p.m.