

Approved Minutes – Council Meeting – Strata 2720 – May 17, 2010

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

Minutes taken by: Anita Walper

Quorum: Yes

The meeting was called to order at 7:33 p.m.

1. Review of Minutes

The April 19, 2010 Minutes were amended as follows:

- (a) 3(c) by deleting “major” and substituting “building”;
- (b) 4 by adding “Roger will be communicating with CP111 about the noise complaints that were filed”.

The April 19 Minutes were adopted as amended.

2. Financial Review

- (a) Financial statements for April were reviewed. Baywood Management will be
 - i. repaying the balance of receivables; and
 - ii. recording the interest to the capital reserve fund and envelope reserve fund.
- (b) Arrears
 - i. HC208 and HC 214 - fines and interest will be levied and letters written to the owners;
 - ii. HC311 and CP312 - letters will be written to each owner.
- (c) Insurance Recoverable of \$3,910.65 – 2/3 of the funds have been identified.
- (d) Investments – the balance of the paperwork for the investments with Coast Capital Savings and Northern Savings Credit Union will be obtained for processing.

3. Maintenance/Repair Items

- (a) Building Inspection
 - i. A few windows will be tested for leakage;
 - ii. HC103 – patio retaining wall is leaking into the underground parking and will be repaired.
- (b) CP412 – living room window is broken and will be replaced.
- (c) HC402 – four living room window seals are leaking and will be replaced.
- (d) CP409 – roof cap off leaked during the high winds/rain and has been repaired.

4. Bylaw Items

- (a) HC105 - noise complaint was filed. The tenants were contacted and a letter was written to the owner.
- (b) CP301 - two verbal noise complaints were received.

5. Security Related Items

Residents are storing items in the parking stalls. A list has been compiled and the offenders will be contacted by letter.

6. Other

Window washing will be done after the exterior painting has been completed.

Next meeting: June 21, 2010 at 7:30 p.m. in CP311.

Meeting adjourned at 8:45 p.m.