

Approved Minutes – Council Meeting – Strata 2720 – October 18, 2010

Attending: Will Carter of Baywood Property Management, Roger Taylor, Donna Bishop, Anita Walper, Marco Maccarelli, Carol Kronbauer, Judy Phillips.

Absent: Tracy James.

Minutes taken by: Judy Phillips.

The meeting was called to order at 7:40 p.m.

1. Review of Minutes

The minutes of the the AGM of Sept 2010 were reviewed and amended due to small grammatical errors.

2. Financial Review

(a) Financial statements for Sept were reviewed. Some services had gone over budget, while others were under budget. Predicted versus actual budget was discussed. When the unexpected crops up, financial priority is given to where the need is greatest.

It is important we watch out for invoices that do not have an HST #, and also for accidental double billings.

Letters will be sent out for small arrears, e.g. gas. Fines and interest will be applied.

(b) There are significant arrears in 2 units. Requests for reduction in fines has been requested in both cases. Correspondence is on-going in an effort to resolve the situation.

3. Maintenance/Repair Items

(a) The building envelope inspection was favourable, and has been posted on the website.

(b) The fire doors are not closing properly. It is recommended that 9 doors be replaced.

(c) The fire doors will be replaced before the stairwell painting and touch-ups.

(d) CP front door and HC garage level door are being damaged by people propping them open with stones. A suggestion was made to supply wood wedges. This has proved relatively effective in other condo buildings.

(e) At the time of the outside painting of CP, there was damage to a supply pipe for the irrigation system, with water seepage into the hallway. The cost of the damage was \$140

(f) The cost of the landscaping damage for the damage to the supply pipe is estimated at \$300-\$400, not as yet confirmed.

(g) The 5 year standpipe flow inspection test will be put on hold for the moment.

(h) The monthly fire inspection required by the Fire Prevention Branch is due. Roger Taylor

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will obtain quotes.

4. Bylaw Items

None

5. Security Related Items

None

6. Other

- (a) The privacy screen in one of the ground floor units of HC is rotting. It will be scheduled for replacement before painting.

Next meeting: 15 November 2010 at HC 104 at 7pm

Meeting adjourned at 9.45p.m.