

Approved Minutes – Strata 2720 - Council Meeting - 15 November 2010

Attending: Will Carter of Baywood Property Management, Roger Taylor, Donna Bishop, Anita Walper, Tracy James, Judy Phillips.

Absent: Carol Kronbauer, Marco Taccarelli

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.40 pm

1. Review Minutes

The Minutes of October 18, 2010 were reviewed and adopted.

2. Financial Review

- a. The Financial statements for October were reviewed.
- b. Two units remain in arrears of payments. Nothing has been heard from one owner. The other is still corresponding. Council agreed that fining and interest could be stopped, if the owner produced a concrete payment schedule and adhered to it.

3. Maintenance Items

- a. Halls Irrigation carried out the repairs to the sprinkler system which were caused by the painter's heavy equipment. The invoice will be forwarded to the painter.
- b. There is a small amount of water reported coming in at the top of the bedroom window of HC304. Eagleye is working to identify the source of the water ingress and will provide an estimate for the repairs. Council members agreed that it might be easier and cheaper to just go ahead and replace the window.
- c. There have been two quotes for replacing 9 fire doors. One from Eagle Eye for \$5000, and the other from Acme for \$5786. The doors are from the same manufacturer, so it was decided to go with the lower quote.
- d. The 5 year standpipe inspection was successfully completed.
- e. The company Cantec quoted the best price for the fire alarm testing, therefore we will stay with that company. No in-suite testing is involved, and no evacuation is required.
- f. The patio door to HC101 wouldn't close. It became stuck open on a couple of occasions. A & D Glass put in new rollers at the cost of \$112 to the owner. There may still be a small gap, however, when the door is locked. Roger Taylor and Marco Taccarelli will have a look at it.
- g. There are letters missing from the name on the Churchill Place building. Due to the age of the sign, quotes will be requested for total replacement.
- h. The roof top vent thermostat is faulty and will not turn off, causing excess heat in the building. A replacement part has been ordered.
- i. There was a suggestion that the fire doors be painted a darker colour. That suggestion will be given consideration.

4. Bylaw Items

- a. There have been complaints regarding loud music coming from CP111. Council has

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previously talked to the occupants. They have had warning in writing. A \$50 fine will be issued.

- b. The occupants of HC214 have been fined for noise complaints. They are on notice regarding this matter.

5. Security Items

- a. None.

6. Other

- a. None

Next Meeting: Monday December 20, 2010 in CP311 @ 6.30p.m.

Meeting adjourned: 9.25p.m.