

Approved Minutes – Strata 2720 - Council Meeting - Dec 20, 2010

Attending: Roger Taylor, Donna Bishop, Anita Walper, Tracy James, Marco Taccarelli, Carol Kronbauer, Judy Phillips.

Absent: Will Carter of Baywood Property Management

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.20 pm

1. Review Minutes

The Minutes of November 15, 2010 were reviewed, amendments made, and adopted.

2. Financial Review

- a. There was nothing out of the ordinary in the November 2010 Financial Statement. Gas was a little under budget. Trash and recycling over budget.
- b. A few units are in arrears of payments by small amounts.
- c. Unit HC214 is in arrears of \$2234.33. The owners had requested an opportunity to talk to council at this council meeting. Council and owners agreed to a compromise. The details of which were to be sent to Baywood Property Management and the owner.
- d. There were no changes in investments.

3. Maintenance Items

- a. HC404 – Repair of window and flashing. There was no update, as bad weather has halted repairs.
- b. HC Fire Door Replacement - awaiting date of installment from Eagleye.
- c. Churchill Place building sign has been ordered. No replacement date as yet.
- d. Electrical Substation Flood/Power Outage of Sunday Dec 12, 2010. This was discussed at length. The number one priority was to get the power back on. It is essential that upgrading and repairs are carried out to make sure the problem does not reoccur. The clean up was carried out, followed by repair work by the electricians. The engineer had to come and sign off that the transformer was still functioning and will continue to do so. The invoice for the work has not as yet been received from Eagleye. Three buildings are serviced by the electrical sub station – Hampton Court, Churchill Place and Bristol Park. The repair bill should therefore be divided three ways. A meeting will be with Bristol Park council members in January 2011. Future decisions: e.g. acquiring an emergency pump and hose and perhaps an alarm to enable a prompt response.
- e. The garage door is in need of repair. It is noisy, especially going up.

4. Bylaw Items

- a. CP205 – There have been 2 complaints of noise from barking dogs. The complaint was late in being dealt with, as there was initial confusion as to which unit the dogs occupy.
- b. Construction. It would be advisable for owners contemplating construction to discuss it with neighbours before commencing the construction. It should be carried out at a time of day

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that is least disruptive to the neighbours. It should also be completed in a reasonable time frame.

5. Security Related Items

- a. Many driver's do not stop and wait for the garage door to close. This is enabling unauthorized access to our buildings. Perhaps we can find a way to give people a friendly reminder to be more vigilant.

6. Other

- a. The owners of CP206 have requested an exemption to the rental restriction bylaw, due the financial hardship. Council has received all purchase, mortgage, attempt to sell, and financial information requested. Upon review of the information, council has granted a temporary exemption to the rental restriction bylaw to CP206, on the grounds of financial hardship, and the exemption expires December 31, 2011.

Next Meeting: Monday, January 17, 2011 in HC417 @ 7.30 pm

Meeting adjourned: 9.45 pm