

## Approved Minutes – Strata 2720 - Council Meeting – April 18, 2011

Attending: Will Carter of Baywood Properties, Roger Taylor, Anita Walper, Donna Bishop, Carol Kronbauer, Marco Taccarelli, Judy Phillips.

Absent: Tracy James.

Minutes Taken by: Judy Phillips  
Meeting called to order: 7.40 p.m.

Quorum: Yes

### 1. Review Minutes

The minutes of Mar 24, 2011 were reviewed, amendments made, and adopted.

### 2. Financial Review

#### a. March 2011 Financial Statement.

Nothing new to report.

#### b. The following units are in arrears:-

CP 112 - \$1353.86

HC 105 - \$282.66

HC 311 - \$215.52

HC 208 - \$8073.84

As yet there has been no payment plan in writing from the owner of HC 208, as of Apr 2011 interest will be applied. The owner will be asked to continue paying the current strata fees plus interest, plus at least an extra \$50 per month towards arrears.

All other owners of the above units will receive letters advising them of the arrears.

#### c. There is no change/update on investments.

### 3. Maintenance/Repair Items

#### a. There is no update on the HC fire door replacement.

#### b. There is no update on the CP building sign.

#### c. The CP lobby furniture will soon be in place.

#### d. The stairwell painting is finished.

#### e. CP stairwell – garage level – dripping pipe – no update.

#### f. The quote for two removable “Private Property” signs from Garside is \$550. Council agreed to proceed. Council also agreed that it is necessary to place a third sign near Bristol Park property line. It also should have a removable post. It is important to ensure that all posts are placed in strategic places, avoiding the sprinkler system.

#### g. The CP fire alarm system sensor malfunctioned. The alarm went off and had to be silenced. One outstanding repair has to be carried out. We have not as yet received a bill.

#### h. The CP garage level door ( leading to the elevator) lock cylinder has to be replaced.

#### i. The electrician will replace the fluorescent light ballasts on the CP elevator room and 4<sup>th</sup> floor east stairwell.

### 4. Bylaw Items

#### a. A letter had been sent to the owner of HC204 regarding complaints about a dog barking. There were 6 complaints. The owners responded in writing disputing 3 incidents. Council agreed that due to the number of written complaints, the owners should be fined \$50.

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- b. The tenants of HC317 have been sent a letter of complaint regarding dog barking. There was no response. The owner was then notified and spoke with the tenants. The noise has since subsided.
- c. The tenant in HC105 responded abusively to requests to turn down loud music. The owner was sent a letter and responded immediately by giving the tenant notice to vacate. No further action will be taken provided the tenant has vacated the unit by the end of April 2011, in which case a fine will be waived.

### 5. Security Items

- a. None

### 6. Other

- a. The meeting with CMHC has not as yet been arranged. Hopefully this will occur within the next 2 weeks.
- b. There has been concern about non residents using the lawn to exercise their dogs. Hopefully, the “Private Property” signs will help to alleviate the situation.

Next Meeting: Wednesday, May 16, in HC [417 @7.30](#) p.m.

Meeting terminated: 9.35 p.m.