

# Approved Minutes – Strata 2720 – Council Meeting - May 16, 2011

Attending: Roger Taylor, Donna Bishop, Anita Walper, Carol Kronbauer.

Absent: Will Carter of Baywood Properties, Marco Taccarelli, Tracy James, Judy Phillips.

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 7.40 p.m.

1. Review Minutes  
The minutes of April 18, 2011 were reviewed, amendments made and adopted.
2. Financial Review
  - a. April 2011 financials are on budget.
  - b. Arrears - HC208 has outstanding strata fees for April and May. A letter will be sent requesting that the strata fees be paid up to date by May 31, 2011 and kept up to date or all fines and interest will be reversed and a lien filed on the title to the unit.
  - c. The owner of CP112 will be fined and interest added to outstanding unpaid fees.
  - d. No change to investments.
  - e. Insurance renewal quote has been requested from Ralph Libby, MTC, for the year June 2011-2012.
3. Maintenance Items
  - a. Installation of the HC fire doors has been completed. There is a delay in completing the painting of the doors.
  - b. Churchill Place building sign has been installed.
  - c. The lobby furniture for CP is in the building and will be installed.
  - d. There is no update on the CP stairwell (garage level) dripping pipe.
  - e. “No Trespassing/Private Property” signs have been designed with vertical wording on two adjacent sides. Three signs will be ordered and installed as soon as they are completed.
  - f. Garage door was hit by a vehicle – repairs have been completed.
  - g. HC front door lock cylinder has been replaced.
  - h. Rooftop ventilator timers have been adjusted.
  - i. The annual fire alarm inspection was completed May 16, 2011.
  - j. A letter from the landscaper was read at the meeting recommending (1) soil amendment approximately \$400; (2) annuals to be planted approximately \$230-250; (3) lawn weed and feed approximately \$250-350; and (4) northeast area to be planted approximately \$200-300. Council agreed to recommendations (1) and (2). Recommendations (3) and (4) may already be covered by our contract and will need clarification before being considered.
  - k. Window washing quotes have been requested from Victoria Window Cleaning and Grand Exteriors.
4. Other
  - a. The meeting with CMHC is to be brought forward to another meeting.
  - b. CP101 has a plugged patio drain that will need attention.
  - c. CP311 has a tree off the balcony that needs to be trimmed.

Next Meeting: Monday, June 20, 2011 in CP311 @7.30 p.m.

Meeting concluded at 9.35 p.m.