

Unapproved Minutes – Strata 2720 - Council Meeting - 20 June 2011

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

Absent: All council members were present.

Minutes Taken by: Judy Phillips.
Meeting called to order: 7.35 p.m.

Quorum: Yes

1. Review Minutes

The minutes of May 16, 2011 were reviewed and adopted.

2. Financial Statement for May 2011

- (i) The cost of maintenance for the elevators was over budget.
 - (ii) The janitorial fees were increased due to the removal of items that people left behind.
 - (iii) The cost of trash removal and recycling will be higher in the future.
- Account # 5550 - \$456.96 (Security) – transfer to repairs and maintenance.
Account # 5580 - \$1115.52 (Supplies) – transfer to repairs and maintenance.

b. Arrears

(1) The owner of HC208 signed post dated cheques covering strata fees with a small amount extra towards arrears. The cheques for April and May were returned by the bank NSF (not sufficient funds). It had been agreed between the owner and the strata council that the arrears would be cleared by June 2011. The following will be set in motion:

(i) The owner will be charged \$50 late charges, \$25 NSF, and \$4.62 interest for the 2 months. Fines and interest will be reversed and added to outstanding unpaid fees.

(ii) There will be a title search on the mortgage. The mortgage company will be advised that the owner has reneged on his agreement to have all arrears paid by June 2011, and that he can no longer be considered a person in good standing.

(iii) The full value of all arrears plus all costs involved will be applied to a lien on the property.

(2) Unit CP112 is arrears in the amount of \$2301.50. Both May and June fees were not honoured by the bank. The owner will be notified that he must clear the arrears or come up with a payment plan by July 15, 2011. If not, there will be a title search for the mortgage holder. The bank will be notified and a lien registered.

c. Investments. Money invested by the strata for a fixed term with Scotiabank has reached it's maturity date. Roger Taylor checked out interests rates with other banks. Scotiabnk's rates were good. Council discussed the number of years that would be advisable for a fixed term agreement, and agreed that 3 years would be the best option.

d. Other.

(1) Insurance is up for renewal with Megson Fitzpatrick. Roger Taylor negotiated with the company representative and agreed a price of \$22,245.

(2) The gas bill was approximately \$6,200. Roger Taylor will look into whether we are due a PST rebate.

3. Maintenance Items

- a. HC fire doors have been installed and the painting is in progress.
- b. The new lobby furniture for Churchill Place remains to be set in place.

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- c. CP stairwell – garage level – roof drain pipe – no report as yet from Universal Sheet Metal.
 - d. The areas have been marked for the “ No Trespassing” sign posts. Garside Signs were to get back to us regarding the installation, but have not done so.
 - e. The annual fire alarm inspection was completed. As the fire alarms are 10 years old, it was suggested that they be replaced, even though they are in working order. Roger Taylor looked into this and it is not required by law to replace them if they are still working. No major issues with Churchill Place other than the fire department connections are covered with shrubs. A number of sprinkler units in Hampton Court have been painted over, and therefore won't work. This will have to be rectified at the owner's expense.
 - f. Landscaping. New regulations require that we use no chemicals. The gardener said it would not be impossible to control the weeds in the lawn. His recommendation would be to use an organic product once a year, but this is not in his contract. The cost would be approximately \$300. Council agreed to this. It would be allocated to Repairs and Maintenance.
 - (i) Beginning in the fall should Tom Duke Lawn and Gardening take responsibility for the sprinklers, and flush the system in the fall? This will be discussed with Tom, the gardener.
 - (ii) There has been a problem with people jumping over the fence and causing damage. If, e.g. prickly plants or taller hedges were planted, it may look less inviting to jump over. Various options will be discussed with Tom.
 - g. Window washing. Roger Taylor has requested various quotes.
 - h. Garage power washing. Residents have been asked to remove their cars from the garage for the power washing. The City of Victoria should be notified to ensure that residents don't receive parking tickets.
 - i. HC 105/107 - kitchen drains. Both units had been having kitchen drain problems for over a month and had not reported it, causing a leak in the garage. Owner of HC107 called in the plumber, and the problem appears to be solved.
 - j. Fluorescent lights. Roger Taylor received a call from Steve Brown regarding replacement lights. He suggested that it would be more expensive to repair the ballasts than to put in new ones. Roger Taylor will get a quote.
4. Security Items
- a. The gardener, Tom, has been picking up garbage, including needles, around the HC stairwell. A cage needs to be set over the stairwell.
 - b. Residents of HC complained that after the last fire alarm they did not receive an “all clear” to go back into the building. Roger Taylor apologized, but stated that the firemen did in fact give the ok.
5. Other
- a. Tracy James phoned the CMHC regarding the underwriting of high ratio mortgages. She was advised that they had no information on the subject, and that there was, in fact, no problem.

Next Meeting: Monday, 18 July in HC104 @7.30

Meeting terminated: 9.40 p.m.