

## Unapproved Minutes – Council Meeting – Strata 2720 – Nov 28, 2011

Attending: Will Carter of Baywood Property Management Ltd, Roger Taylor, Marco Taccarelli, Shane Bowman, Donna Bishop, Anita Walper, Judy Phillips.

Absent: Tracy James

Minutes Taken by: Judy Phillips

Meeting called to order: 7.45pm

### 1. Review Minutes

- a. The SCM Minutes of October 17, 2011 were reviewed, amended and adopted.

### 2. Financial Review

- a. (i) The gas balance is a minus as a substantial HST rebate was received.  
(ii) The water bill was over budget, but should balance out over the winter months.  
(iii) The reallocation of repairs and maintenance hasn't yet been done, so the finances appear to be over budget, but are in fact ahead of budget.

#### b. Arrears

The listed owner of HC112 turned out to be incorrect. The surname was right, but not the first name. The owner did not open the mail, and was unaware that strata fees were owing. The mistake was corrected and the owner has paid all outstanding fees.

The owner of HC403 has paid overdue strata fees, but feels that the fines and interest should be waived. No reason has yet been given as to why this should be the case.

HC311 – payments are now up to date.

HC208 – remains in arrears. A fine and interest will be applied.

#### c. Investments

No updates.

### 3. Maintenance Items

- a. Churchill Place lobby furniture – b/f.
- b. HC401 – En-suite bathroom sink drain – b/f. There has been no confirmation that the work has been done.
- c. CP409 - Hot water tank leak. The owner replaced the tank. The cost of repairing the water damage to the unit below will be borne by the strata.
- d. HC115 – Kitchen sink drain – b/f.
- e. CP – The elevator was not working. Shane Bowman went to the repair room and reset the system. It seemed to be working fine, but then stopped all of a sudden. It then worked intermittently. The problem was caused by the disruption of a magnetic signal by a small broken band. The repair man was able to do a temporary fix and it was repaired successfully the following day.

### 4. Bylaw Items

- a. The owner of CP207 has been complaining about noise coming from CP307. Shane Bowman went to CP207. He was there for 40 minutes and heard what he thought was a heavy door banging. He could not determine if the noise came from the unit directly above

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or not. Roger Taylor has spoken with the owner of CP207 and suggested that times, dates, and duration of noise should be documented. The owner of CP309 will also be contacted as she had commented about more noise from above recently. If the noise turns out to be the result of a door slamming, the door will be adjusted.

### 5. Security Items

- a. HC East Garage Stairwell – cage install. The press bar sticks in and doesn't disengage. There is also a post missing. Anita Walper will follow up.

### 6. Other

- a. Autumn leaves are clogging up the entrance and exit doors. Roger Taylor will contact Duke Landscaping.
- b. Marks, scratches and graffiti on walls was discussed and it was decided that painting was best done in warmer weather, and also be left for a certain level of work needing done for it to be cost effective.
- c. The CP stairwell door to the garage is slamming noisily. This problem will be resolved.
- d. Victoria City Council have provided garbage cans along Gorge Road between Tim Hortons and Jutland Rd at our request. Anita Walper will write a letter of thanks.
- e. The dog owner who is ignoring “Private Property” signs and exercising his noisy dog and not picking up the “poop” has had repeated requests to respect our private property. He has refused to do so. Council are now aware of where he lives, will find out his name and address the issue with him.
- f. One of the “Private Property/No Trespassing signs was vandalized. An adult male was observed causing the damage and then using a key to enter the building. The witness will recognize the vandal if seen again. Various alternative types of posts were discussed to try to cut down on vandalism. A quote of \$364 was received for replacing the existing post with a similar one.
- g. A possible garbage can installation at the entrance to CP was discussed as garbage is being dumped at the entrance. The installation of a garbage can will be looked into.
- h. The owners o CP412 have requested an exemption to the renting bylaw. The validity of this request was researched at the meeting by Will Carter and determined to be justified under the “hardship clause”. Council agreed to the exemption for a period of 18 months.
- i. Roger Taylor will reply to the building insurance requirement that we should have a non-slip surface at the exit of the exit stairs. This needs clarification as the surface is rough concrete and not slippy.

Next Meeting: 6.30 p.m. Dec 19, 2011 at CP301

Meeting adjourned: 10.15 p.m.