

Approved Minutes – Strata 2720 - Council Meeting - Dec 19, 2011

Attending: Will Carter of Baywood Properties, Roger Taylor, Donna Bishop, Anita Walper, Tracy James, Shane Bowman, Judy Phillips.

Absent: Marco Taccarelli.

Minutes Taken by: Judy Phillips.

Quorum: Yes

Meeting called to order: 6.45 pm

1. Review Minutes

- a. The minutes of the meeting of 24 August, 2011 had not been reviewed following the AGM. They were reviewed this evening and approved as presented. The web post will be updated.

2. Financial Review

- a. The financial statement does not indicate any untoward expenditure.
- b. Arrears
 - (i) The owner of CP112 remains outstanding as the payment cheque was returned NSF. A fine and interest will be will be applied
 - (ii) HC208 – remains in arrears. A fine and interest will be applied.
 - (iii) The owner of HC403 states that she did not receive the emails sent to her regarding the fines and interest applied due to overdue strata fees. A council member tried to send an email to the owner, but it came back as undelivered. Council agreed that the fines and interest should be waived as it is indeed possible that the owner did not receive the correspondence and was therefore unaware of them.
It was also agreed by council that in the future that written correspondence by mail will be standard. Email addresses will no longer be accepted as a valid address for any owner unless the owner has given specific instructions otherwise.
 - (iv) The gas bill for HC414 is now 2 years in arrears. The owner will be contacted regarding this matter.

3. Maintenance Items

- a. The old lobby furniture has been removed from both HC and CP and the new furniture should hopefully be installed by the end of the year.
- b. HC115 had a hot water tank failure. That is the second one recently. Quotes for a bulk replacement for owners interested will be obtained as many of the tanks are the same age as the 2 that failed. The replacement date for tanks was discussed and it will be tabled for suggestion at the 2012 AGM that the number of years before suggested replacement should be reduced from 9 to 8.
- c. The GP garage level west end stairwell door closer has been replaced.

4. Bylaw Items

- a. There have been several complaints of noise emitting from unit CP307. Multiple complaints were received on Dec 12, 2011 and a complainant called the police. A council member spoke to a resident of the unit, who turned out to not to be the registered tenant. The owner of the unit has been notified of the complaints. The owner and the tenants will each receive

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a letter stating that further complaints will result in \$200 fines and possible eviction.

5. Security Items

- a. HC cage install. A council member will check that the press bar and missing post issues have been resolved.

6. Other

- a. Will Carter requested that all documents over 7 years old that are not required for retention for strata corporation/legal implications be destroyed. Council agreed to this unanimously.
- b. Review changes to Strata Property Act – tabled for next meeting.
- c. No Trespassing sign – tabled for the next meeting.

Next Meeting: 7.30 pm Jan 23rd, 2012 @ HC417

Meeting adjourned: 9.30 pm.