

## Approved Minutes – Strata 2720 - Council Meeting - Jan 23, 2012

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

Absent: Tracy James.

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.45 pm.

### 1 Review Minutes

- a. The minutes of the meeting of 19 December, 2011 were reviewed, amended and adopted.

### 2 Financial Review

- a. The December 2011 financial statement does not indicate any untoward expenditure.
- b. Arrears
  - (i) There has been no response to an email to the owner of unit 112 CP regarding arrears. The owner may have a new email address. It was agreed at the last council meeting that mail would be the standard method of communication unless otherwise instructed. A letter will therefore be mailed to the owner. There will be no fines and interest applied until a written letter has been sent out.
  - (ii) 208 HC remains in arrears. Fines and interest will be applied
  - (iii) 214 HC is one month in arrears. There is no concern regarding this at present.
  - (iv) 403HC fines and interest will be written off as the owner was unaware that she was not up to date.

- c. Investments – no update.

### 3 Maintenance Items

- a. Lobby furniture – b/f
- b. Hot water tank replacement – bulk replacement quote. No second quote has yet been obtained. Changing the replacement term for tanks will be tabled for discussion as a bye law amendment at the 2012 AGM.
- c. The CP garage level west-end stairwell door closer has been fixed.
- d. HC front door is sticking on the sill. A council member will investigate.

### 4 Bylaw Items

- a. 2 dog owners from Bristol Park continue to ignore our private property/no trespassing signs and repeated requests to not use our property to exercise their pets. Bylaw officers were contacted and when the owners were confronted they stated that a friend in the building gave them permission. This turned out not to be the case. The dog owners may have to be filmed and then the bylaw enforcement officer contacted again and presented with the video. Council supports action of council member reporting to by law officials. Residents of HC and CP who ignore the “dogs under control” bylaw will receive written warnings before any further action is taken.

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### 5 Security Items

- a. The residents of HC109, HC117, and HC205 Have had their vehicles broken into in the garage, all in the week of January 16, 2012. None of the vehicles was locked. A notice requesting residents to notify council of missing gate cards will be posted.

### 6 Other

#### a. Strata Property Act changes.

- (i) By March 2012, an information certificate must be supplied to all realtors and lawyers on unit sales. The developer inclosure statement must include how car parking stalls and storage units are allocated. These must be kept up to date, and the number of the stall and storage unit should be allocated by Strata Council.

This is not a problem for our Strata, as our records are normally kept up to date.

- (ii) By December 2013, we will be required to have a building deficiency report. This report must be prepared by engineers with a knowledge of every aspect of the building. The report would have to include the qualifications of the engineer.

The estimated cost of this would be between \$10,000 and \$12,000 every 2 years. Quotes would need to be obtained. A contract with an engineer could be set up for a period of time, for example, 6 years. Strata fees may have to slightly raised.

Baywood Property Management will forward details to the council members.

#### b. No Trespassing sign – b/f.

- c. The owner of HC317 transferred title to his daughter. The father continues to pay the strata fees for now. The father may not be aware of the legal implication of the transfer of title. As the daughter is now the 3<sup>rd</sup> owner of the unit the unit is now subject to rental restrictions. Baywood Property Management will send a letter advising the new owner.

Next Meeting: 7.30pm Feb 20<sup>th</sup> 2012 @ CP209

Meeting adjourned: 9.45 pm.