

## Approved Minutes – Strata 2720 - Council Meeting - Mar 19, 2012

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

Minutes Taken by: Judy Phillips.

Quorum: Yes

Meeting called to order: 7.45 pm.

### 1. Review Minutes

- a. The minutes of February 20, 2012 were reviewed, amended and adopted.

### 2. Financial Review

- a. The financial statement does not indicate any untoward expenditure. The water expense is now \$800 above budget. This is due to a slight increase in the price of water.
- b. The Repairs and Maintenance Reserve account (number 3104) should be closed and transferred into Repairs and Maintenance Expense account (number 5500).
- c. Arrears
  - (i) HC 208 is in substantial arrears. The unit is up for sale. A lien on the property has previously been filed.
  - (ii) CP 112. The owner provided a cheque for \$2500, which was returned NSF. A subsequent cheque for \$1500 was honoured by the bank. A third cheque for \$1500 was returned NSF. Currently, the owner has paid this month's fees and has a down payment of \$1500 toward arrears. The owner will be asked to come up with a payment plan to avoid interest and fines.
  - (iii) HC 214 remains in arrears. Fines and interest will be applied.

- d. No update on investments.

### 3. Maintenance Items

- a. Lobby furniture – b/f.
- b. Hot water tank replacement – b/f. Awaiting quotes.
- c. The hot water tank in HC 114 was replaced. Their plumber commented on the water pressure being high. Advice and quotes for pressure testing will be obtained.
- d. Back flow prevention test. The sprinklers will be turned on in April instead of May to test for back flow.

### 4. Bylaw Items

- a. There have been complaints to Strata Council regarding noise from CP307. The Victoria Police Dept. was called. Council members agreed to the maximum fine of \$200 as there have been previous complaints. The owner and tenants will receive a letter regarding the incident and fine.
- b. A potential co-owner requested council to review a co-ownership agreement for HC412. A copy of the proposed co-ownership agreement was sent to Roger Taylor and reviewed by Baywood Property Management. The agreement was not accepted for an exemption to the rental restriction bylaw, because the co-owners were not going to be on title and were not directly related to the prospective owners on title.

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### 5. Security Items

- a. HC117 – a break-in occurred in the early morning of March 16, 2012.

### 6. Other

- a. BC Hydro – Smart Meters – b/f.
- b. An arrangement has been made with BC Hydro for meter readings for now until issues regarding the Smart Meters can be resolved.
- c. HC317 – a letter will be sent to advise the new owner of rental restrictions.
- d. Garbage, etc, continues to be left lying around the front door of CP. A council member will check out various types of weatherproof garbage cans. Providing a garbage can would hopefully help to alleviate the problem.
- e. Concerns regarding cigarette butts being tossed out of units onto the property were discussed. Consideration was given to a sending a general letter to residents.
- f. Some residents are using vehicle parking stalls for combined parking/storage. The Victoria Fire Inspection Branch has indicated this is not acceptable. A council member will make a list of all parking stalls which contain anything other than a vehicle, so letters can be sent.
- g. A resident of Bristol Park continues to exercise his dog on our property late in the evening, creating noise and disturbing residents. There are on-going efforts to prevent this action.

Next Meeting: April 16, 2012 @CP410

Meeting adjourned: 9.30 pm.