

## Approved Minutes – Strata 2720 - Council Meeting - April 16, 2012

Attending: Roger Taylor, Anita Walper, Shane Bowman, Tracy James, Judy Phillips.

Absent: Will Carter of Baywood Property Management, Donna Bishop, Marco Taccarelli.

Minutes Taken by: Judy Phillips.

Quorum: Yes

Meeting called to order: 8 pm.

1. Review Minutes
  - a. The minutes of March 19, 2012 were reviewed, amended and adopted.
2. Financial Review
  - a. The Repairs and Maintenance Reserve account ( number 3104) has not as yet been closed and transferred to account number 5500.
  - b. The electricity bill was a little higher than normal, but otherwise the financial statement does not indicate any untoward expenditure.
  - c. Arrears. The following units are in arrears – CP 112, CP 302, HC 208, and HC 301. Fines and interest will be applied.
3. Maintenance Items
  - a. Lobby furniture – b/f. Council discussed various styles and viewed photographs taken in local furniture stores. Other stores will be checked for suitable furniture and prices.
  - b. Hot water tank replacement – Awaiting a quote - b/f..
  - c. Building water pressure – b/f.
  - d. Back flow prevention tests in irrigation system is scheduled for April 19<sup>th</sup>.
  - e. Council discussed the portion of the invoice amount withheld to the painters. The fire place and dryer vents in Hampton Court had been mistakenly painted. There had been concern about this regarding possible consequences over a period of time, especially the dryer vents. Roger Taylor suggested that although there was still concern regarding the dryer vents, some of the money should be released to the painter as the fire place vents no longer appear to be a concern. Council agreed.
4. Bylaw Items
  - a. Noise complaint against CP307. Complainant will be asked to obtain police file number for strata records and for levying of a fine.
  - b. There has been a complaint about general noise coming from unit CP 202. The letter did not outline specific times, dates, duration. Council requested this information. A letter was written to the owner, advising that any further issues would result in a fine.
5. Security Items
  - a. The building locks were changed and new keys distributed.
6. Other
  - a. BC Hydro – b/f. No new developments.
  - b. HC317 – awaiting information from Baywood Property Management as to whether a letter

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has been sent to the new owner advising of rental restrictions.

- c. Someone near the north-east corner of HC is throwing food out for the seagulls. This will be investigated and the resident asked to stop.
- d. There remains a concern regarding cigarette butts being tossed out of units unto the property. Council discussed this, but it is difficult to determine exactly from where the butts are being tossed.

Next Meeting: Tuesday 22<sup>nd</sup> May 2012 - CP 301@ 7.30pm

Meeting adjourned: 9.50 pm.