

## Approved Minutes – Strata 2720 - Council Meeting – May 22, 2012

Present: Shane Bowman, Donna Bishop, Anita Walper, Roger Taylor, Marco Taccarelli, Will Carter of Baywood Property Management, Tracy James (arrived at 8:35 pm)

Regrets: Judy Phillips

Minutes taken by: Anita Walper

Quorum: Yes

Meeting called to order: 7:45 pm

1. Review Minutes
  - a. The minutes of the April 16, 2012 were reviewed, amended and adopted.
2. Financial Review
  - a. The April financial statements were reviewed. Electricity and water figures are higher than anticipated due to increased costs.
  - b. Arrears
    - CP112, HC208, HC214, HC403 and HC412 are all in arrears so fines and interest will be applied.
  - c. Investments - no update.
  - d. Other
    - i. Insurance renewal – no response
    - ii. Reimbursement from Bristol Park for substation repairs – The property manager from Gibraltar Management has been contacted and will process the reimbursement to Strata VIS2720 for their share of the repairs.
3. Maintenance Items
  - a. Lobby furniture - a selection of table and chair styles will be reviewed by council members.
  - b. Hot water tank quotes – Rave & Sons have a new style of hot water tank for condominiums, John Woods model, and the best price of \$650 each, including taxes, installation and removal of old tanks for 20-39 tanks. Edge plumbing had the best price for over 40 tanks.
  - c. Building water pressure – b/f.
  - d. Backflow prevention test has been completed.
  - e. Building inspection target date is June, 2012, to be coordinated with the Engineer.
  - f. Window cleaning – quotes to be obtained. The fourth floor dryer vents and roof vents should be cleaned this year.
  - g. Annual fire inspection is booked for June 1 and 2, 2012.
4. Bylaw Items
  - a. Garbage bags were placed in the locker room in front of locker #36 and have been cleared away.
  - b. Hot water tank replacement period will need to be reduced to every 8 years from the current 9 years. This will require a strata bylaw amendment by special resolution at the Annual General Meeting.

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5. Security Related Items
  - a. Several lockers were broken into in the locker room. The door locks have been changed and the lockers repaired.
  
6. Other
  - a. BC Hydro – meter readings need to be done mid-July, a strata council member volunteered to unlock the closets for that purpose.
  - b. HC317 – a letter was sent to the new owner regarding rental restrictions. A follow-up letter was sent but no response has been received to date.
  - c. Gas meter readings – notices will be sent out to owners.

Next Meeting: June 18, 2012 @ HC417

Meeting adjourned: 9:10 pm.