

## Unapproved Minutes – Strata 2720 - Council Meeting - Oct 15, 2012

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

Absent: Shane Bowman

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.40 pm

### 1. Review Minutes

The minutes of Aug 13, 2012 and the minutes of the Sept 17, 2012 AGM were reviewed, amended and adopted.

### 2. Financial Review

- a. The Aug financial shows a \$13,049.52 bill for water. This reflects a late payment in June/July.  
The Sept report shows the budget for water to be \$11,250. It should read \$15,000.
- b. The interest from Cost Capital Savings and Scotiabank are not up to date. Roger Taylor will contact them and give permission for the information to be released to Will Carter.
- c. Arrears: The following units are in arrears – HC204, HC214, HC403, HC415. Fines and interest will be applied.
- d. We have received a payment of \$3,485.84 from Bristol Park for what they believe to be their share of the cost of the substation repairs. We also received a response from their lawyer outlining their reason for the amount paid, given that CP and HC own the electrical sub station and that we are responsible for the maintenance. Bristol Park did not take into account indirect costs, eg, electricity, janitorial, depreciation report, etc. The most important cost is insurance. We feel that Bristol Park should contribute to the cost of insurance. If we were to be faced with a flood that involved a major insurance claim, our premiums would go through the roof. Council agreed that we should seek a legal opinion regarding this matter.

### 3. Maintenance Items

- a. We have a signed agreement with VBE for a building inspection. They have now, however, merged with Herold. They have since provided a quote of \$9,750 plus the cost of looking at 30 different inspection locations, which would bring the total at up to \$20,000. Another concern is that VBE in the past have found problems in the buildings, suggested repairs and provided us with an approximate time frame for future remediation. This approach has served our buildings and residents very well so far. As a result of arranging annual building inspections, and ensuring repairs are carried out, we have been able to postpone unnecessary premature expensive remediation.  
Some engineering companies do an inspection, see a problem, immediately suggest remediation without considering repairs. Once a firm has been contracted to produce a report and they suggest that the building be remediated, it has to be done. Some buildings have been remediated on more than one occasion. Some even a third time.  
Roger Taylor will request a meeting with a Herold executive to find out what their philosophy is regarding repair versus remediation.
- b. Cantec/Cascade Fire Protection Annual Inspection.
  - (i) The sprinkler heads on the following external patios were painted over: HC317, HC401, HC414, HC417. The painting company sub-contracted by Eagleye will cover the cost of the paint removable.
  - (ii) The following home owners who painted over their sprinkler heads will be liable for the

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- cost of removing the paint – HC314(1) , HC401 (2), HC408 (1), CP405 (2), CP408 (1).
  - c. Irrigation System - Shutdown and winterization. This has been delayed due to our hot dry fall. It can now be shut down.
  - d. The sump and drains will be inspected.
  - e. Lobby Furniture – b/f.
4. Bylaw Items
- a. The owner of CP403 has the unit up for sale, but in case it does not, she has asked for a bylaw exemption to renting for a period of 2 years. Strata Council has never considered a 2 year rental exemption, but after considerable discussion, and presented with the unusual circumstances, Council agreed to a 25 month exemption, beginning Nov 01/2012.

Next Meeting: Thursday Nov 22, 2012 @ 7.30pm @ HC106

Meeting adjourned: 10 pm