

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

Attending: Anita Walper, Donna Bishop, Roger Taylor, Tracey James

Absent: Will Carter of Baywood Property Management, Judy Phillips, Shane Bowman

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 7.43 pm

## 1. Review Minutes

The minutes of October 15, 2012 were reviewed, amended and adopted.

## 2. Financial Review

- a. October 2012 shows interest from investments was added. Problematic items are:
  - budget assessment amounts appear to be too high
  - year-to-date budget does not appear accurate
  - month-to-date expenses show three figures that are negative due to adjustments made from last month's statements.
- b. Gas bills have been sent out.
- c. Arrears
  - The following units are in arrears, fines and interest will be charged: HC208, HC214, HC305, HC403, HC415 and CP112.
  - Council voted to start Court action against HC208.
  - Council voted to send a letter to CP112 stating that legal action may take place if the payment plan that was submitted is not followed.
- d. No update on investments.

## 3. Maintenance/Repair Items

- a. HC109 and HC111 – water escape from utility area where there was a failure in the supply line elbow. Worked has been completed.
- b. CP206 balcony drain was blocked and overflowed into the living room and kitchen of CP106. The work is in progress.
- c. CP garage level had a seam leak that had a very slow drip in the branch off from the water main insulated pipe. Work has been scheduled for December 10, 2012.
- d. Fourth floor rooftop level dryer vents were not cleaned when the balance of the building dryer vents were cleaned.
- e. CP106 water escape from bath tub drain has been completed.
- f. HC102 water escape from the bath tub taps and spout as no putty was present. Owner has been requested to have this rectified.
- g. Waste Management has requesting that the mixed recycling be changed from bins to totes. Roger Taylor will be meeting with the company to discuss this change.
- h. Annual sump pump inspection has been completed. One float was replaced.
- i. The irrigation system winterization has been completed.
- j. The cleaning of the painted sprinkler heads has been delayed. Coordination of Cascade, Eagleye and Cantec is required in order to have the work done.
- k. Lobby furniture pictures were reviewed by three strata members who chose a first and second choice of chair. Roger Taylor will email the rest of the Strata Council pictures for review and choices.
- l. Building inspection – BECA proposal from VBE/Herold will be brought forward.

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4. Bylaw Items – no items at this time.
5. Security Related Items
  - a. Vehicles in the garage have been broken into/rummaged through.
  - b. Full-length astragals (metal plates) have been installed on the HC east end stairwell door and CP west end electrical substation door.
  - c. Security camera cost information that was gathered is estimated at \$3000-\$5000 for two cameras for the garbage bin and entry ramp areas.
6. Other
  - a. Electrical substation sharing of expenses with Bristol Park – a legal opinion on insurance costs if forthcoming – bring forward.

Next Meeting: CP209, December 13, 2012 @ 7.30pm.

Meeting adjourned: 10:20 pm