

Approved Minutes – Strata 2720 - Council Meeting - Jan 21, 2013

Attending: Will Carter of Baywood Property Management Ltd, Roger Taylor, Shane Bowman, Tracy James, Judy Phillips

Absent: Donna Bishop, Anita Walper

Minutes Taken by: Judy Phillips

Quorum: YES

Meeting called to order: 7.50 pm

1. Review Minutes
The minutes of Dec 13, 2012 were reviewed, amended and adopted.
2. Financial Review
 - a. The balance sheet shows an unexplained accounts payable. Will Carter will check into this.
 - b. Elevator maintenance costs were up due to vandalism.
 - c. The water bill has levelled out. Will Carter will check that the monthly budgeted amount is in sync with the month is it billed.
 - d. The Supplies section should be transferred to Repair and Maintenance.
 - e. Administration fees were over budget by approximately \$650. This was due to increased postage and photocopying costs. Will Carter will double check the costs.
 - f. Arrears. Letters have been sent to all units in arrears.
Council has approved a lien to be filed against CP 112 if payment in full is not received or an approved payment agreed upon.
Council has approved a lien to be filed against HC 208 for collection of arrears. The owner will be advised of this in writing by Baywood Property Management.
The owner of HC 214 will be advised that if payment is not made in full or an acceptable payment plan agreed upon, council will consider legal action.
3. Maintenance Items
 - a. The repair work to CP206 balcony has been completed.
 - b. Lobby furniture – a chair has been decided upon, and will be purchased. A table will be chosen at a later date.
 - c. VBE/Herold Engineering – We have received no reply. Roger Taylor will follow up.
 - d. CP104 – kitchen drain. Rotorooter had to be called in again.
 - e. Residents have received letters from BC Hydro regarding the installation of Smart Meters.
4. Owners and residents will be contacted by email and asked if they wish to hold out for non wireless solutions or not.
5. Waste management – Signs will be put up advising residents of which type of waste goes into which bin.
6. Other
Electrical substation sharing of expenses with Bristol Park legal opinion – b/f. The lawyer has not been available due to vacation time and sickness. Roger Taylor will follow up.

Next Meeting: HC 417, Monday, Feb 25, 2013 @ 7.30 pm

Meeting ended: 9:55 pm