

Approved Minutes – Strata 2720 - Council Meeting - Feb 25, 2013

Attending: Will Carter of Baywood Property Management Ltd, Roger Taylor, Shane Bowman, Donna Bishop, Anita Walper, Judy Phillips

Absent: Tracy James

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.45 pm

1. Review Minutes

The minutes of Jan 21, 2013 were reviewed, amended and adopted.

2. Financial Review

a. Will Carter agreed that the financials will be sent out mid-month in future.

The operating statement shows a negative amount for the trash/recycling and water. Will Carter will look into this and advise council by email.

The elevator costs were up. This was due to a call out for a malfunction in one of the HC elevators.

The overall budget is good.

b. Arrears

The amount owed in arrears is reduced.

HC 208 – legal action has been initiated.

CP 112 – no response has been received. A lien will be placed.

HC 214 – Will Carter was assured that the arrears will be paid.

Fines and interest have been applied to all three of the above.

HC 101 – another letter has been sent out.

CP 411 – a letter has been sent out advising the balance owed will be taken from EFT.

HC 411 – EFT failed this month. Owner will be advised that next month it will be put through twice and a fee of \$25 NSF charge will be added if there is no contact from the owner advising of alternate payment arrangements.

c. Investments. No change.

3. Maintenance/Repair Items

a. VBE/Herold Engineering – no reply regarding requested references.

b. BC Hydro – no update.

c. Changes to recycling – b/f.

d. Lobby Furniture – Chairs purchased. Tables chosen and purchased. Installed by handyman, Wes Ough.

e. HC Elevator – not working. Repairman was called out.

f. HC108 and 110. Kitchen drains blocked, Garage level horizontal drains – Hydro-jetter drain cleaning. The plumber from Pipe Scope Services advised that there is a build-up of sediment (fat/grease/coffee grinds) in the long horizontal runs in the garage. The flushing out was to be done in 3 phases, and is near completion. The plumber saw 10-12 reverse flow issues, and would be able to fix this for approximately \$300. Roger Taylor will schedule this.

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4. Bylaw Items
 - a. None
5. Security Items
 - a. The vehicle belonging to CP101 was broken into in the garage. The vehicle was not locked.
6. Other
 - a. Electrical substation – sharing expenses with Bristol Park – legal opinion. Roger Taylor met with the lawyer and was advised that based on the initial wording of the easement it would be unlikely that a court would hold Bristol Park responsible for a portion of insurance costs. The remaining monies due from BP will be transferred into our repairs and maintenance expense.

Next Meeting: CP410, Monday March 25, 2013 @ 7.30 pm

Meeting ended: 9 pm