

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

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

Absent: Shane Bowman, Tracy James.

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.45 pm

1. Review Minutes

The minutes of Feb 25, 2013 were reviewed, amended and adopted.

2. Financial Review

- a. The balance sheet shows a minus for maintenance repairs. Janitorial bills may not as yet have been received, and we have not yet received a landscaping bill.
- b. Arrears
 - 1) HC 208 - Small Claims Court action started.
 - 2) HC 214 - No payment of arrears has been received. A lien will be placed on the property.

3. Maintenance Items

- a. VBE/Herold Engineering – no update.
- b. BC Hydro – Roger Taylor received a call from Corix advising him that 8 units had given permission for the installation of Smart Meters, and needed entry into the meter closets. No names were provided. The company was advised that they needed written/signed permission from owners. An email had been sent to owners asking if they wished to have Smart Meters installed or not. Only 4 replies agreed with the installation. 4 others gave signed permission to Corix. A total of 8 meters were installed. 95% of owners who responded so far to the email survey said they do not wish wireless meters installed and that we should hold out for an alternative solution.
- c. Changes to recycling - b/f
- d. Horizontal drain pipes – hydro jetting – completed.
- e. Reverse flow drains – corrected.
- f. CP – 1st floor elevator area – damage to walls – touchups completed.
- g. Electrical substation – o/s door (old sill guard broken off) - new sill guard installed.

4. Bylaw Items

- a. None.

5. Security Items

- a. The vehicle of the owner of CP 207 was broken into. The vehicle was not locked.
- b. Roger Taylor has purchased some parts of a security system on our behalf. A further cost of the monitoring system is \$470. Council agreed to the cost.

6. Other

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- a. Turning on of sprinklers will be scheduled for mid April.
- b. Roger Taylor will speak with Doug Downs re overall work/ schedules/expectations, etc.
- c. Garage gate is noisy again.

Next Meeting: HC 106, Monday April 15, 2013 @ 7.30 pm

Meeting adjourned: 9 pm