

Unapproved Minutes – Strata 2720 - Council Meeting - August 13, 2013

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 6.50 pm

1. Review Minutes

The minutes of July 29, 2013 were reviewed, amended and adopted.

2. Financial Review

- a. July 2013 financials are tabled for review at the next council meeting.
- b. Arrears. Baywood Property Management will review the arrears this week and send list to council members by email. They will ensure that all in arrears have been subject to fines and interest.
- c. No update on investments.

3. Maintenance Items

- a. Building Inspection. Doug Downs of Eagleye has estimated \$20,000 - \$25,000. Council agreed to this. Roger Taylor will inform Doug that he may proceed.

4. Bylaw Items

- a. None

5. Security Items

- a. There were 7 cars broken into on the night of the 12th August 2013. 4 of them had windows smashed. Other owners had left their cars unlocked. Council will review security systems options. To be discussed at the next meeting.

6. Other

- a. Bike area clean-up. Tracy James and Roger Taylor will co-ordinate this.
- b. Depreciation Report. Awaiting a third quote from Bruce Cheadle. Roger Taylor should receive this by the end of next week. He will email the quote to council members. Council will vote on the options by email.
- c. AGM
 - (1) Budget.
 - a. The approved and actual budgets for 2012/2013 were reviewed. Some of the figures did not match up with the year to date figures. The figures have yet to be finalized as some the invoices are not forwarded to Baywood Property Management in a timely manner.
 - b. The estimated \$15,000 for the Depreciation Report should be added to the Contingency Reserve Fund.
 - c. Time line for Replacement Reserve.
 - (i) Entryphones do not need to be budgeted for 2014. Council voted and approved.
 - (ii) Fan replacement versus maintenance for another 5 years was discussed. Roger will get

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an estimate.

(iii) Garage and carpet replacement should be considered for 2016/2017. Council agreed.

(2) Special Resolutions.

- a. Proposed strata fee increase will be approximately \$30/unit/month in order to cover higher insurance and repairs and maintenance cost.
- b. Special Resolution to budget for \$15000 to be taken out of contingency reserve fund for depreciation report and insurance appraisal.
- c. Special Resolution for AGM - \$35,566 for CP 206/106 repairs.

(3) Roger will finalize the date for the AGM, and Baywood Property Management will send out notices to the owners.

(4) Trespassing signs. Roger will discuss repair with the landscaper.

(5) Roger will discuss the cleaning up of the property – discarded garbage, etc - with the landscaper.

Next Meeting: AGM. Date and time to be determined.

Next Council Meeting: Immediately following the AGM.

The October Council Meeting has been slated for Monday 21st Oct, 2013

Meeting adjourned: 10 pm.

