

Approved Minutes – Strata 2720 - Council Meeting – Nov 18, 2013

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.45 pm.

1. Review Minutes

The minutes of the October 2013 strata council meeting were amended and adopted.

2. Financial Review

- a. There was nothing untoward in the October financial statement. Water was up as it included the last of the summer months and should now balance out.
- b. Arrears-
 - (i) 112 CP. Council voted to put a lien on arrears.
 - (ii) 208 HC. Due to the difficulty of locating the owner, council voted to hire a skip tracer.
 - (iii) 3 other units are in small arrears.
- c. Investments. No change.
- d. Roger Taylor proposed that we take approximately \$200,000 from the trust account and invest it in GICs or short term deposits. Seconded and carried.

3. Maintenance Items

- a. Depreciation Report. Expected 30 November 2013.
- b. Inspection Report. Expected 20 December 2013.
- c. Painting touch-ups are ongoing.
- d. The Hampton Court sign is in the process of being repaired
- e. No Trespassing signs – b/f
- f. The recycling signs will state which items go in which bins and also the proper use of the composting bins. Roger Taylor will organize this.

4. Bylaw Items

There has been a complaint of noise from HC214. A letter will be sent to the owners stating that it is a warning only, but a future complaint will result in a \$200 fine.

5. Security Items

2 storage units in the locker room were broken into approximately 1 week ago.

6. Other

- a. Bike clean up – b/f
- b. BC Hydro Smart Meters – no response.
- c. Storm water. The City of Victoria is changing the way it manages storm water services and is proposing to introduce rain water credits to be taken off property owners storm water utility bills. We are not sure how it would affect condo buildings.
- d. The practicality of changing knob door handles to levers for easier opening was discussed. In the past lever handles were quickly damaged and expensive to replace. It was suggested

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we perhaps consider this again at a later date.

- e. Baywood Property Management fees will increase slightly to \$950 plus tax. The fees have not been increased for a number of years.

Next Meeting: Dec 16, 2013 CP301 @ 6.00 pm

Meeting adjourned: 9.45 pm