

Approved Minutes – Strata 2720 - Council Meeting - Feb 17, 2014

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

Absent: Anita Walper

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.45 pm

1. Review Minutes

The minutes of the Jan 20, 2014 council meeting were reviewed, amended and adopted.

2. Financial Review

a. Financial Statement

- 1) Administration costs were a little over budget.
- 2) Supplies will be transferred to repairs and maintenance.
- 3) The “brown out” repairs are approximately \$2,700.
- 4) Will Carter will ensure that all invoices are paid in time.
- 5) The January 2014 is under budget.

b. Arrears

- 112 CP remains in arrears. Will Carter will email the owner.
- 2 others units in arrears by small amounts.

3. Maintenance Items

- a. The Building Inspection draft report has been reviewed by council. A final report is expected before the next council meeting.
- b. The back up generator did not function properly during the power outage on Feb 15, 2014. . The back up generator is a vital piece of equipment as it runs 3 sump pumps. It is 21 years old. Roger Taylor recommended that we purchase a new generator powered by diesel, which is more efficient than gas. He also recommended that we have a spare portable one as a back up, and try to locate a local service company. Council agreed. Roger also recommended that a man hole cover remover also be purchased to enable fast and efficient access to the electrical sump pump station in an emergency. Council also agreed to this.
- c. Recycling signs and transition – b/f.

4. Security Items

- a. Sections on the garage gate have been sawn off in break-in attempts. Roger Taylor requested quotes for a new gate. The cost will be around \$6000. He did not receive the requested photographs before this meeting. He will email the photograph to the strata members and the council members will vote by email.
- b. Council discussed upgrading security access control. Roger Taylor will contact owners for feedback.

5. Other

- a. Bike area clean-up – b/f
- b. Will Carter brought information about a company that manufactures water detectors. They are efficient in detecting even a minute leak from eg a dish washer, washing machine, etc. Will will forward information to council.
- c. There has been a complaints about a bike being padlocked at the front entrance of CP. A notice will be put up that bikes are not allowed to be padlocked at the front entrance and if not removed it will be considered “dumped” and taken away.

Next Meeting: Mar 17/2014 @HC417 @7.30pm

Meeting adjourned: 9.45pm