

Approved Minutes – Strata 2720- Council Meeting – May 26, 2014

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.35 pm.

1. Review Minutes

The minutes of April 14, 2014 were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement. It appears that the water bill was not received. Will Carter will contact the City of Victoria. Nothing else untoward with the financial statement.
- b. Arrears. There are a few small arrears. Will Carter will write to the owners.
- c. Investments. No change.

3. Maintenance Items

- a. The landscaper, Brendan Deuck strongly recommended replacing the sprinkler heads. The estimated cost is \$3000. There is money left in the landscaping budget to cover this expense. Council voted and agreed to this.
- b. Security cameras. We require a 1 inch drill bit to punch holes in the metal plate to push the wire through. Roger Taylor will follow up on this.
- c. Backup Generator. Roger Taylor has received several quotes for wiring up a backup generator. The best quote was \$3300. Council voted and agreed to this.
- d. LED lighting in the garage. The installed LED lights in the garage have less of a light range than the original lights. They do not have the same projection of light throw. A single tube costs \$1500, and a double tube \$2900. Roger Taylor looked into T12 bulbs. He suggested choosing a specific area, eg, the bike room, and measuring the light range with a light meter. The supplying company should be reliable and there should be a good supply of the bulbs available. We should compare the LED versus the T12 bulbs. Council agreed to install different lights in different areas in the garage as it was felt that the light level should be comfortable for everybody.
- e. Recycling and Transition – b/f
- f. Signs – bf.

4. Other

- a. Bike area clean-up – b/f.
- b. Insurance renewal. Increase over 11% this year. That's a total of 66% increase from 2 years ago. The insurance companies are stating that this is due to the possibility of an earthquake, more water damage claims, and government regulation on insurance companies. The insurance cost for this year is \$41,306, up from \$38,170 last year.

Next Meeting: Thursday June 26, 2014 @CP 410. 7.30pm

Meeting adjourned: 8.40 pm.