

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

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

Absent: Tracy James

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.55 pm

1. Review Minutes

The minutes of May 26, 2014 were reviewed and adopted.

2. Financial Review

a. Financial Statement. Will Carter contacted the City of Victoria regarding the outstanding invoice for the May 2014 water bill. The bill for May and June will be sent out June 27, 2014. Nothing else untoward with the financial statement.

b. Arrears. There are 3 small arrears. Will Carter will follow up.

c. Investments came up for renewal this month. Roger Taylor checked on investment options for approximately \$900K. Coast Capital has the best rate, offering GICs at 2.2% over 36 months. Council agreed.

The end of year statement will enable us to determine the dollar amount we will need to transfer from the trust account each month into the Coast Capital Savings account. In the month of July 2014, Roger Taylor will instruct the Scotia Bank to transfer a monthly amount into the Scotia Bank Cash account for transfer to the Coast Capital account. Council agreed.

3. Maintenance/Repair Items

a. Security Cameras – Roger Taylor purchased a \$60 bit required for the installation.

b. Signs – b/f

c. Recycling and Transition – b/f

4. Other

a. Annual fire inspection. The fire alarms went off, but 2 fans didn't shut off. Henneberry Electrical Contractors were called out to diagnose the problem. It transpired that there was a problem with the breaker and the 3 phased wiring.

b. Bike area clean-up – b/f

c. It has come to light that there are discrepancies with gas readings produced by owners/tenants of 2 units. The readings did not match those reported to council. Roger Taylor will produce the fireplace gas bills for Will Carter, and 2 owners with be contacted.

d. Parking. There was an on-going dispute regarding a person parking a vehicle across the other's parking stall. Roger Taylor resolved the dispute by assigning the complainant a new parking stall.

e. Sprinkler heads need to be replaced. They have been ordered.

f. CP – Shane Bowman put forward a proposal for hallway signs off the elevator on each floor, similar to those in HC, showing which numbers of units to right and which to the left.

g. Elevator door – CP. The linoleum is peeling off, and the No Smoking sign should be replaced.

h. A unit owner asked if it be ok to organize a multi unit garage sale. It was agreed there was no reason to object. Strata council should, however, be notified of the date.

Next Meeting: Monday 21st July 2014, HC106 @ 7.30 pm

Meeting adjourned: 9 pm