

# Approved Minutes – Strata 2720 - Council Meeting – August 26, 2014

Attending:, Roger Taylor, Anita Walper, Shane Bowman, Tracy James

Absent: Judy Phillips, Donna Bishop, Will Carter of Baywood Property Management

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 7.35 pm

1. Review Minutes

The minutes of July 21, 2014 meeting were reviewed and adopted as circulated.

2. Financial Review

- a. June 2014 – gas, water, repairs & maintenance are over budget; electricity, janitor, landscaping, trash & recycling are under budget.
- b. Arrears – Will Carter will provide Strata Council with a list of units in arrears and will be instructed to send out reminder letters to those owners.
- c. Investments - \$900K operating funds were transferred to Coast Capital Savings. An automatic monthly transfer of funds from the operating account into an investment account will be set up.

3. Maintenance/Repair Items

- a. Churchill Place irrigation system – work still to be done.
- b. Garage level fire suppression – an estimate of \$1,050 to replace the whole line was obtained. The compressor was replaced in CP at a cost of \$1800. Hampton Court will also be done. A quote will be obtained to replace all the pipes in the entire garage.
- c. Window washing – quotes are being obtained.
- d. Security cameras – the holes have been drilled and ready for installation of the cameras.
- e. Signs – b/f
- f. Recycling and transition – b/f
- g. CP east end door – bowed at the bottom and not closing securely.

4. Bylaw Items

- a. Noise complaint against HC208 – warning letter to be sent.
- b. Proposed bylaw amendment (from resident) – requesting a change to the bylaws to permit more rentals in CP.

5. Security Related Items – none to report.

6. Other

- a. AGM – dates that could work for the AGM are Sept 23, 24 or 29 which will be explored.
- b. Risk Management – the three main insurance brokers would benefit from a maintenance and repair report to make them aware of all the work that has been done on both buildings.
- c. Bike area cleanup – b/f
- d. The budget for the AGM will be mailed to the Strata Council.

Next Meeting: Probably the AGM – Date to be determined

Meeting adjourned: 9:15 pm