

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

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

Absent: Gayle Chong

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.15 pm

## 1. Review Minutes

- a. The minutes of the Oct 2014 Strata Council minutes were reviewed, amended and adopted.
- b. The minutes of the Oct 2014 AGM were reviewed and amended.

## 2. Financial Review

- a. Financial Statement. We are ahead of budget. Water was a little higher, but we will get a credit from the City of Victoria. Anita Walper questioned our bill at City Hall and it was discovered that we have been overcharged due to the fact that the pipe meter diameter has been changed from 4" to 3". Our electricity is over budget a little. There was nothing else untoward in the October financial statement.
- b. Arrears. There are a couple of small arrears outstanding. HC108 is 4 months in strata fee arrears. Will Carter has received no replies from the owner. He will follow up.
- c. Investments – no change.

## 3. Maintenance/Repair Items

- a. Annual Sump and Generator Inspection has been completed. Everything is working well.
- b. CP104 – Storm water and hot water tank drain. This unit is at the lowest level in the building. On two occasions when we had rain deluges, water rose up from the hot water tank drain. It transpires that the roof drains, the sump system drains and the hot water tank drains go into the storm water system, not the sewer system. Gordie from Pipe Scope Services checked the blockage from CP104 all the way to the join up with the City pipe. The pipe was clear. It was noted that on both occasions the road drains were blocked. Gordie recommended that a back flow preventer should be inserted, and this has been done. The back flow drains into the Sump System.
- c. HC202 – Wasp Nest – Kitchen Vent. Has been attended to.
- d. HC406 and HC414 have also complained about wasp issues. Roger will follow up.
- e. CP406 – Skylight. Minimal ingress of water was reported in the vicinity of the skylight. On examination it was discovered that the previous owner had made a custom modification to the skylight to enable it to be opened. The new owners can return it to the original state or if they wish to be able to open the skylight, they need to hire a professional and advise Council in advance to request approval. In the meanwhile Roger has asked Doug Downs of Eagleye to secure it. The owner has been advised the Strata is not responsible for any water damage to the unit.
- f. The garage gate is not always closing. Sometimes when it is raining the reflector gets wet and dirty. Usually the simple solution is to take a cloth and clean the reflector.
- g. Garage Level – Fire Suppression Replacement – Review Quotes. Roger has received a

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

number of quotes. He will review them and circulate them to council members prior to the next meeting.

h. The garage exit door is slamming and needs repaired.

### 4. Bylaw Items

a. There has been a noise complaint regarding loud music coming from Unit CP111 lasting from midnight to 6.30am. The police were contacted on numerous occasions. The complainant was advised of the usual procedure suggested by Strata – record dates, time, duration, action taken, and present it in writing to the Strata. The complainant has now done this, and Roger has contacted the owner and issued a formal warning.

### 5. Security Items

a. The CP east stairwell exit door has not yet been replaced. Roger will follow up.

### 6. Other

a. Bike area clean-up. 14 bikes have ribbons on them. Roger will put up new posters as a last reminder.

b. Review/Training of Systems for Council Members.

(1) Front Entry System

(2) Fire Alarms

(3) Sump System/Backup Generator

(4) Garage level camera.

Roger will email council members with date options.

Next Meeting: CP301 Thurs 18<sup>th</sup> Dec 2014 @ 6pm

Meeting adjourned: 9.55pm