

Approved Minutes – Strata 2720 - Council Meeting - Jan 19, 2015

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.15pm

1. Review Minutes

The minutes of the Dec 18, 2014 minutes were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement. Gas and water were under budget. Trash/recycling was over budget as we had a couple of extra post-Christmas call outs. There was nothing else untoward in the December financial statement.
- b. Arrears. HC208 is in arrears and fines and interest will be applied. If there has been no response from the owner by the next strata council meeting, council will vote on reversal of previous fines and interest.
- c. Investments. Roger will request quotes to transfer \$150,000 into guaranteed investment certificates. Council agreed. Roger will get quotes for the best interest rate for 18 months to 2 years.

3. Maintenance Items

- a. Garage Level – Fire Suppression Replacement – BF. Roger has received quotes from True and Able, Cascade, SRL, and Tech. He is awaiting feedback from them regarding galvanized versus black steel pipe.
- b. HC – Replacement garbage can in garage – Anita will check the price (if available) with Acme Janitorial.
- c. No Smoking signs leading into the garage - BF
- d. CRD – 2015 Changes to garbage. We deal with Waste Management. Roger will contact the company to enquire about a CRD list of garbage not accepted and review the service Waste Management provides. He will also follow up as to whether plastic bags are removed from the compost at the processing plant. The unit owners/tenants need to be notified and educated regarding the changes. Atley raised the question as to whether we should consider supplying compostable bags beside the bins. Anita will check on the price of rolls of bags, and Shane will check on the price of a dispenser.

4. Security Items

The CP east stairwell exit door has been replaced.

5. Other

- a. Bike area clean up – BF
- b. Review /Training of Systems for Council Members. The front entry system, the fire alarms and the sump system / backup generator. Council members will meet Monday 26th January to review these. Garage level cameras will be reviewed at a later date.
- c. The garage fan has become noisy. Roger will call Victoria Refrigeration.

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- d. Strata emergencies – New # 250-800-3865. There is a \$50 fee (payable in advance) to manage the on call system. After that we pay per call. The system is set up to call council members in rotation until the call is answered. The only potential problem is that when a cell phone is turned off the message will go directly to voice mail and the system will assume that the call has been answered. The system can be set up to lessen the number of rings than each of our individual phone set up number before it moves on to the next one on the list.

Next Meeting: HC106 Tuesday Feb 24th @ 7pm.

Meeting adjourned: 9pm.