

Approved Minutes – Strata 2720 - Council Meeting – Feb 24, 2015

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

Absent: Donna Bishop

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.10 pm

1. Review Minutes

The minutes of the Jan 19, 2015 were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement – BF
- b. Arrears. HC208 is in arrears by one month. Fines and interest will be applied.
- c. Investments. No change at this point in time.

3. Maintenance Items

- a. Garage Level – Fire Suppression Replacement. Roger received 4 quotes (Nov/Dec 2014). They were valid for 15 days, so new ones will be requested. Council agreed to narrow it down to 2 of the companies - True & Able, and Tech Fire Protection Systems after consideration of cost and efficiency of emergency back-up. The building alarm was activated on Feb 7th due to low air pressure indicator tripping a breaker. If the breaker trips, the compressor won't run. Both compressors were replaced less than 6 months ago. Roger will also request a quote for an annual inspection from True & Able, and Tech Fire Protection Systems.
- b. Replace garbage can in garage - BF
- c. CRD – 2015 Changes to garbage. Roger checked the CRD web site. The list of categories is too long to be posted at the garbage site. Atley suggested a list of what can and cannot be placed in the garbage bins as well as information as to where prohibited items may be taken could be distributed to the residents. He will take on this project.
- d. CP406 – Skylight Replacement. The owners wish their skylight to be replaced with the original design. It was also discovered that 6 skylights have thermal seal failures.
- e. CP402- The owner reported water dripping from above onto a window sill. It requires new weather stripping. As the cost of the material to do the job is minimal, Roger is awaiting a quote to replace the stripping on all the windows on the 2nd, 3rd and 4th floors of CP.

4. Bylaw Items

- a. HC405 – There was smoke in the en suite and bathroom.
- b. HC301 – Noise. There was a complaint from a relative of the occupants regarding the owner of the above unit thumping on the floor. The owner of HC401 had previously spoken to the owners below regarding excessive noise, and has admitted to thumping on the floor once in frustration. Roger went to see the owners of HC401 and HC301. No incidents have been reported since.
- c. HC204 – The owners are considering changing their flooring. Roger advised them not to

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install laminate flooring for several reasons -

- (1) It is not approved flooring.
- (2) They have 2 dogs, and there have been past complaints about the dogs.
- (3) They have a neighbour recovering from a serious operation, and if her recovery is hindered by disturbance from their unit, fines could mount up quickly as well as a request for a return to the original flooring.

5. Security Items

- a. CP East Stairwell Exit Door - work completed.
- b. HC108 – Break- in (possibly Feb 7 or 8). Nothing appears to have been stolen. The residents had left the sliding door and a window unlocked.
- c. CP Level 2 west exit door is not closing.

6. Other

- a. Bike area clean-up – BF
- b. Review/Training of Systems for Council Members
 - (1) Front Entry System
 - (2) Fire Alarms
 - (3) Sump System / Backup Generator
 - (4) Garage level cameras.

The previous scheduled training date had to be postponed due to other commitments cropping up for council members. It has been rescheduled for Tues 10th March at 6.30 pm. Priority will be given to numbers 1, 2 and 3 at this time.

Next Meeting: CP106 @ 7pm. Date to be determined.

Meeting adjourned: 8.55 pm