

Approved Minutes – Strata 2720 - Council Meeting – Mar 25, 2015

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

Absent: Shane Bowman.

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.25 pm

1. Review Minutes

The minutes of Feb 24, 2015 were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement - Expenses for Feb were understated, but will be rectified in Mar.
- b. Arrears. None requiring fines or interest.
- c. Investments. No change.

3. Maintenance Items

- a. Garage Level – Fire Suppression Replacement. True & Able had asked Roger to provide the wording used in quotes from other companies to enable a more accurate comparison. A second quote from Tech Fire Protection Systems produced the same wording as the original and is for \$99,000. True & Able's quote is for \$54,660. Council agreed to award the contract to True & Able due to the significant difference in cost and their reputation. We are awaiting the cost of monthly inspections.
- b. HC – Replace garbage can. Only the lid needs to be replaced. It can be purchased through Acme Supplies for \$88.34.
- c. CRD – 2015 Changes to garbage BF
- d. Skylight Replacement. 5 skylights have been replaced. CP406 has not had the modified skylight installed to its original design due to complications. The unit has been sold and the replacement will be rescheduled with the new owner.

4. Bylaw Items

- a. The owners of a unit in CP have requested a rental exemption due to the financial hardship of selling at this point in time would cause. After discussion council agreed on an exemption for 2 years.
- b. The owners of another unit in CP have requested an extension of their rental exemption, also for financial hardship reasons. Other factors are also considered following a request for an extension eg no late payments and no problem with the renters. Council agreed on the extension for a further 2 years.

5. Security Items

- a. Garage gate. The overhead coils failed and have been replaced.
- b. The main entrance door lock to CP had a loose tumbler, which has been repaired.

6. Other

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- a. Bike area clean-up. There are 4 bikes remaining with orange tags on. They will be donated to charity.
- b. Garage level cameras. A system donated by Roger a number of years ago cannot run a 5th camera. He has found a new system for \$600 and \$200 for a battery backup pack.
- c. CP410 – balcony drain appears to be blocked.
- d. Atley (on behalf of his wife) asked if it would be in order to organize a social event and have a pot luck or BBQ on the lawn between the buildings. Council agreed it would be a good idea and a good way to get to know our neighbours.

Next Meeting: HC417 Monday Apr 27th @ 7pm

Meeting adjourned: 9pm