

Approved Minutes – Strata 2720 - Council Meeting – Apr 27, 2015

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

Absent: Shane Bowman. Shane has stepped down from Council.

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.10 pm

1. Review Minutes

The minutes of Mar 25, 2015 were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement. Repairs and Maintenance was under budget. Trash/recycling and electricity were a little higher.
- b. Arrears. Unit CP112 is in arrears and will have a \$25 fee attached as the EFT didn't go through. HC208 is in arrears by a small amount. The owner will be emailed and reminded of the payment commitment previously agreed to. There are 2 more units in slight arrears and they will be notified.
- c. Investment. No change.
- d. Insurance Renewal – quotes have been requested from Megson Fitzpatrick and Hendry Swinton McKenzie (HSM).

3. Maintenance Items

- a. Fire alarm – Friday April 24, 2015. Water was dripping into a smoke detector on the 4th floor of CP. This triggered the fire alarm. Eagleye was contacted. It was determined that a dropped screw had been perhaps trodden into the roof membrane causing the leak. The repair work has been completed.
- b. HC304. The thermal seals on two windows have been scheduled for replacement.
- c. Annual Window Cleaning – Quotes will be requested.
- d. Dryer Vent Cleaning – Quotes will be requested.
- e. North side HC is in need of flashing cleaning. The window companies will be asked to include the cost of this cleaning, which would be completed prior to the window cleaning.
- f. Garage Power Washing - Has been delayed due to upcoming work on the underground fire suppression system. There will be many disruptions to underground parking and residents will be asked to park on the street. The City of Victoria will be informed and requested not to issue parking tickets during these times.
- g. Annual Backflow Prevention – slated for Thurs May 30, 2015.
- h. Annual Fire Alarm Testing is due in June, 2015.
- i. CP 2nd Floor West Exit Door – a new door closer has been ordered.
- j. Garage Level – Fire Suppression Replacement – BF.
- k. CRD – 2015 Changes to garbage – BF.

4. Bylaw Items – None.

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5. Security Items – None.

6. Other

- a. Bike area clean-up – BF.
- b. Garage level cameras – BF.
- c. Parking Stall and Locker Room Clean-up. Notices will be posted before the annual fire inspection advising residents to remove stored items from parking stalls and on the floor outside the lockers. A provincial bylaw prohibits this as it is considered a fire hazard.
- d. There are dead shrubs outside unit HC115. The gardeners will be notified.
- e. Garage garbage signs – BF.
- f. The door mat in the front foyer of HC needs to be replaced.
- g. CP410 balcony drain had temporarily unblocked, but has begun to clog again.

Next Meeting: HC104 Mon May 25, 2015 @ 7pm

Meeting adjourned: 8.40 pm