

# Approved Minutes – Strata 2720 - Council Meeting – May 25, 2015

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.10 pm

## 1. Review Minutes

The minutes of Apr 27, 2015 were reviewed, amended and adopted.

## 2. Financial Review

- a. Financial Statement. Trash/recycling was higher. Everything else was under budget. The landscaping invoice has not yet been received.
- b. Arrears. CP112 is in arrears. The owner did not respond to a letter advising that interest/fines would be applied if payment was not received. Council agreed to apply the interest/fines.
- c. Investments. No change.
- d. Insurance Renewal. Megson Fitzpatrick's quote was \$39,200. Hendry Swinton McKenzie (HSM's) was \$34,400. The deductible for both companies was similar. Council voted to insure with HSM.

## 3. Maintenance Items

- a. There was flooding in HC114, HC112, and the hallway. HC114 has a Whirlpool stacking washing machine. It has come to light that some models are known to turn themselves on and ignore the overflow sensor. The owners of HC114 were not doing laundry and were unaware that their washing machine had turned itself on and was overflowing. All owners will be notified of the model numbers of potentially faulty machines, so that they may contact Whirlpool.
- b. The best quote for window cleaning came from Alco Building Maintenance. We have not yet been given a date. Roger is awaiting a response from the company regarding the north side HC flashing cleaning to be done prior to the window cleaning. Roger will follow up.
- c. Dryer Vent Cleaning – awaiting quote.
- d. Garage power washing. June 2, 2015 under HC. June 3, 2015 under CP. Anita will advise the City of Victoria of the dates in order that residents do not get parking tickets.
- e. No date has been set for the annual fire alarm testing.
- f. Garage level - Fire Suppression Replacement. It has been suggested by True & Able that the garage should be divided into 8 areas for replacement, each zone estimated to take 2 days to complete. CP zones first, then the storage area, and the other side relatively shortly after that. When we have the dates, Anita will again advise the City of Victoria of these dates so the residents do not get parking tickets. Alternative parking options (and cost) for residents who may not be able to find parking on the street will be explored. Residents will be advised of the dates to have their stalls empty and if there are available parking options they may wish to contact.

## 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. Roger will put up notices advising residents to remove items stored in parking stalls as well as items left on the floor in the locker room area.
- d. Roger met with an engineer who had been contracted by BC Hydro to review our transformer to determine if there is potential for increasing the voltage. It was found that while our transformer is currently set to 12,000 volts, with some minor modifications, it is capable of handling 25,000 volts.
- e. HC104. Owner reported 2-3 sprinklers not working. Brendan Dueck will check the system.

Next Meeting: CP410 Mon June 22, 2015 @ 7 pm

Meeting adjourned: 8.35 pm