

Approved Minutes – Strata 2720 - Council Meeting – June 22, 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 May 25, 2015 were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement. Trash/recycling and electricity were over budget. The landscaping invoices have not yet been received. The landscaper will be contacted and advised to provide invoices so that they can be paid before the end of our fiscal year, which is June 30, 2015. Other contractors will be asked for interim costs for work in progress so that they can be put in as operating reserves for the next year's budget.
- b. Arrears. Letters have been sent to the owners of CP112, CP204, and HC210 advising them that they are in arrears.
- c. Investment. No change. Roger has made requests for interest rates before our year end from Scotia Bank and Prosperity Planning.

3. Maintenance Items

- a. HC214. Ensuite bathroom water escape. Roger called in Eagleye to investigate. The overflow drain in the tub was adjusted. There was no obvious line of water going directly into HC114, therefore holes were drilled to find any problems. The condition of the tile grouting and the tiles had allowed water to get into the drywall. The Strata is responsible for patching the investigation holes. However there is on-going trouble with the tub and it is in need of renovation. Rather than the Strata paying to patch the holes and the owner delaying the needed renovations, it would be practical for the owner to do the work now. If the owner were to agree to this the Strata would contribute the dollar amount that the hole patching would have cost towards the renovation. Council agreed.
- b. Annual Window Cleaning - HC June 26, CP June 29.
- c. Flashing Cleaning – North side HC June 26.
- d. Dryer Vent Cleaning - to be arranged.
- e. Annual Fire Alarm Testing – Jul 28 (to be confirmed).
- f. Garage Level – Fire Suppression Replacement is on schedule.
- g. CRD – 2015 Changes to garbage. Provisional signs for our garbage/recycling area were reviewed and discussed. Information sheets regarding what items should/should not be put into the garbage/recycling bins could be dropped into all the units during the fire inspection.

4. Bylaw Items

There were 2 complaints against HC301 regarding loud video gaming etc coming from the unit and continuing late into the night. Roger has sent a letter to the owners and the resident to advise them of this and that further complaints would result in a fine.

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5. Security Items

- a. The front door of HC is not clicking closed properly perhaps due to temperature change. May need a little adjustment.

6. Other

- a. Bike area clean up. Only 3 bikes left, which will be taken away next week.
- b. Garage level cameras – training for Council – BF
- c. Parking Stall and Locker Room Clean-up. Notices will be posted after the garage level fire suppression replacement is finished.
- d. Resident's picnic has been slated for Sat afternoon Aug 8th. 1 dish to enjoy and 1 to share was suggested.

Next Meeting: CP106 Wed 15 July, 2015 @ 7 pm

Meeting adjourned: 8.45 pm