

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

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

Absent: Judy Phillips

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 7.15 pm

1. Review Minutes

The minutes of July 20, 2015 were reviewed, amended and adopted.

2. Financial Review

- a. June financials – Will is to check with the City about an outstanding water bill and with Eagleye about an outstanding invoice. The net income balance of \$39,006.97 should cover the outstanding invoices.
- b. July financials – we require the figures for trash, electricity and gas for the financial statement.
- c. Arrears - CP112 is in arrears. Will Carter has not received a response to his emails so he sent another letter explaining the outstanding amounts.
- d. Investments – Approximately \$50,000 to remain in the Scotiabank cash investment account, the remainder to be invested in short-term GICs.

3. Maintenance Items

- a. Dryer Vent Cleaning - Phillips Power Vacuum Service Inc will be cleaning the dryer vents September 2 and 3, 2015.
- b. HC East Stairwell – CanTec will replace the fire exit sign and emergency light on September 3, 2015.
- c. Handyman – A new handyman will be required for the roof cleaning, privacy screens, patching and painting corners around the elevator doors.
- d. Walk-around with the owner of HC305 raised specific issues related to repair and maintenance – B/F. The remaining items will be presented at the AGM.
- e. Annual Fire Inspection – Report received from True & Able and the Victoria Fire Inspector.
- f. CP104 utility room hot water drain – There was a backup reported which was due to the drain being connected to the same drain that the downspout from the room empties into. The curvature of the pipe causes the water to back flow when the water volume is raised. The hot water tank drain will be redirected separately from the downspout drain.
- g. HC211 gas fireplace meter – The gas meter has been disconnected and needs replacing. The sum of \$350 was withheld from the sale of the condo to replace the gas meter.
- h. CP404 ensuite bathroom tub overflow drain – The overflow drain is out of alignment so the owners were notified to call a plumber to have the problem fixed.
- i. CP rooftop ventilator heat exchanger requires replacing – A quote has been requested from Victoria Refrigeration to repair/replace the system.

4. Bylaw items

HC305 legal opinion regarding rental restriction bylaw – Legal advice will be sought regarding the timeline on rentals and the developers restrictions on rentals.

5. Other

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- a. Parking stall and locker room clean-up – We are waiting for a report from the Victoria Fire Inspector regarding the items we are required to remedy.
- b. HC305 requested an AGM Agenda item to remove Roger Taylor as Council President – Will is to prepare a letter to the owner of HC305 in response to his request.
- c. Mechanical room door in HC by the elevators – the door is broken and needs replacement.
- d. AGM – Council felt the third week of September would be a good time to have the AGM provided the Legion is available, otherwise the last week of September.

Next meeting: September 17, 2015, at 7 pm at HC104

Meeting adjourned at 10 pm