

Approved Minutes – Strata 2720 - Council Meeting - 16 January 2016

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.15 pm

1. Review Minutes

The minutes of the Strata Council meeting of Dec 16, 2015 were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement. Electricity was considerably over budget due to increased BC Hydro fees. Elevator maintenance was significantly over budget - Will Carter will investigate. Everything else was on or below budget.
- b. Arrears. CP112, HC208, HC210, CP307, HC409 are in arrears. Will Carter will follow up with the owners.
- c. Investments. No change.

3. Maintenance Items

- a. HC Rooftop ventilator – ordered – awaiting delivery/installation.
- b. Replacement of Common Area Lights with LED lights. Roger gave the electrician the go - ahead to order the lights for the common areas except for the hallways. No update available for delivery of the parts.
- c. HC410 – balcony membrane – quotes have been requested but not yet received.
- d. CP Elevator Door. Due to vandalism, the door will be repainted.
- e. Carpet Cleaning - B/F
- f. Replacement of garage level carpet – B/F
- g. Annual Fire Inspection- B/F

4. Bylaw Items

- a. There has been a complaint against the owner of HC111 regarding in-suite smoking. Roger spoke with the owner who is willing to take action to minimize the effect of smoke infiltration to other units.

5. Security Items

- a. Quotes for a fob based security system for the locker room, bike room, and garage ramp. Awaiting updated quote as it is estimated that the parts will be around 20% higher than the original quote due to the falling value of the Canadian dollar.

6. Other

- a. Complaint – human feces on lawn. The owner of CP209 has brought to Council's attention that about 3 times in the last 6 months or so there has been human feces on the lawn. The owner is prepared to draft a letter to the City of Victoria on behalf of the Strata Council and

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submit it to Council for approval. Council agreed.

- b. Parking Stall and Locker Room Clean-up – B/F
- c. Donna Bishop has stepped down from the Strata Council for personal reasons. We wish to thank her for all the years of work she has done to help ensure that all our residents were content in knowing that they were living in well maintained and cared for buildings.

Next Meeting: CP106 - Tues Feb 23rd @ 7 pm

Meeting adjourned: 8.50 pm