

## Approved Minutes – Strata 2720 - Council Meeting - 23 Feb 2016

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 7.10 pm

### 1. Review Minutes

The minutes of the Strata Council meeting of Jan 18, 2016 were reviewed, amended and adopted.

### 2. Financial Review

- a. Financial Statement. The elevator costs were over budget due to calls over and above general maintenance. The budget need to be adjusted to reflect this. Everything else was on target.

The operating account needs to be replenished from the contingency reserve funds for the cost of the rooftop ventilator installation before June 2016.

- b. Arrears. HC 210 is in arrears. Will Carter will put through an additional EFT which should resolve the issue. CP 112 is now in substantial arrears. Fines and interest will be applied. The owner will be informed.
- c. Investments. No change.

### 3. Maintenance Items

- a. HC rooftop ventilator. The unit has arrived in Victoria. We are waiting for an installation date from BC Hydro.
- b. Roger met with Sean from Henneberry Electric regarding the replacement of common area lights with LED lights, and viewed the impact of the different bulbs in various areas. Council had previously decided on cool white bulbs for the garage and warm, clear bulbs for the stairwells. However, it was advised that really bright lights would be okay in the garage as they would be higher up, but that wouldn't work in the hallways as they would be “blinding”. It was suggested that we should go with frosted bulbs in the stairwells. Council agreed.
- c. HC 410 – balcony membrane – awaiting quotes.
- d. CP elevator door – vandalism. The painter will be available in approximately a week or so from now, and will touch up the door frame at the same time.
- e. Carpet cleaning – B/F
- f. Replacement of garage level carpet – B/F. Gayle offered to find out the cost of carpet tiles from people she knows who had them installed.
- g. Annual Fire Inspection – B/F
- h. HC Elevators – Service calls x 2. We were not aware at the time of the meeting if the problem had been resolved.

### 4. Bylaw Items

- a. None

### 5. Security Items

- a. Quotes for access control for locker room, bike room, and garage ramp. The lowest quote has been from Action Door Service in September 2015. We are awaiting an updated quote. Roger will also request additional quotes from other companies.

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### **6. Other**

- a. A complaint has been made regarding non resident activity at the east end of HC and the front of CP. Various deterrent options were discussed – permanent fence/temporary fence/camera/motion detection lights. Roger will find out if he can borrow an infra-red camera from a friend as a first step to finding out what time of day the incidents occur and possibly identify the individuals involved. We can then discuss a solution, whether it be light, camera, fence, or all three.
- b. Parking stall and locker room clean-up. Roger will email residents that there is an upcoming fire inspection and they need to get rid of items stored in parking stalls and left lying on the locker room floor.

Next Meeting: Tues Mar 15, 2016 @ 6 pm HC417

Meeting adjourned: 8.30 pm