

Approved Minutes – Strata 2720 - Council Meeting - 27 Sept 2016

Attending: Roger Taylor, Ian Froese, Atley Jonas, Gayle Chong, Judy Phillips

Absent: Anita Walper

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 6.45 pm

1. Review Minutes

The minutes of the Strata Council meeting of 23 Aug 2016 were reviewed, amended and adopted.

2. Financial Review

- a. Financial Statement. Income account #4945 (Interest/Envelope Reserve Fund)should have been included in account #4900 and named Interest Contingency.

Account #9751 (Transfer interest to building envelope) should go into account # 9750 (Transfer interest to contingency).

No expense has been recorded for landscaping. Awaiting invoice.

Garage/gate contract account #6660 should have been recorded under “repairs and maintenance”.

- b. Arrears. CP 112, HC 208, CP 302 are in arrears. Fines and interest will be applied.
- c. Investments. CCS GIC Matured. Reinvested.

3. Maintenance Items

- a. CP – Garage level carpet – completed.
- b. Garage gate. Bent/loose pin. Roger will F/U.
- c. HC – roof hatch hinge. Should be fixed by the end of this week.
- d. Garage ramp base – should be completed this week.
- e. Motion sensor light CP - will be installed on 11 Oct 2016
- f. “No Smoking” stencil – Garage Level. The stencil was considered rather big at approximately 4 ins x 42 ins. A smaller sign was considered more appropriate.
- g. Removal of “No Smoking” sign in elevator. Roger will follow up with Wes from Eagleye.
- h. The new sign above the garage door will state the maximum height in both metric and imperial measurements. It will also display “Only one inbound vehicle per gate cycle”.

4. Security Items

- a. Access Control System. Roger will request quotes for wired/wireless costs for fob systems, which will be presented at the AGM.
- b. Fence. The instalment of a fence at the east end of CP was discussed. A height of approximately 3.5 feet would advise potential intruders of our property boundaries. Victoria Police have advised that lights are a deterrent to intruders. A quote for light bollards for the front of CP should be received by 5 Oct 2016.

Next Meeting: AGM. 6 Oct 2016, 6.15 pm, Legion Hall, followed by the Strata Council Meeting.

Meeting adjourned: 8.45 pm