

Approved Minutes – Strata 2720 - Council Meeting - 17 Jan 2017

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

Minutes Taken by: Judy Phillips
Meeting called to order: 6.40 pm

Quorum: Yes

1. Review Minutes.

The minutes of 13 Dec, 2016 were reviewed amended and adopted.

2. Financial Review

- a. Financial Statements of Nov 2016 and Dec 2016 were reviewed. There was nothing untoward in either month.
- b. Arrears. CP 112 is in arrears. Council voted to apply a \$100 fine plus interest. HC 208 is in arrears. Council voted to apply a \$50 fine plus interest. The new owners of HC 217 are in arrears. They will be sent a letter advising of the arrears and that if payment is not received they will be fined and interest applied.

3. Maintenance Items

- a. HC 308 – Kitchen Window – update. The small ingress of water was found to originate from a decorative arch above and left of HC 408. Repaired.
- b. Max Height Sign – Garage Ramp – B/F.
- c. CP 312 Water Escape – Kitchen Faucet. Water was coming in the kitchen window of CP 212. Quotes for repairs have been requested.
- d. CP Rooftop ventilator – repaired – no cost.
- e. CP 102 – Patio Door. Rollers and locks needed replacement.
- f. HC Roof Vent – Small Leak – Hallway outside HC 406. The cold weather snap froze standing water on HC roof. When it warmed up, one of the flashing joints cracked. A minimal amount of water leaked, but it was close to a fire sprinkler. Repaired.
- g. CP 406 skylight failure. The previous owner made unapproved adjustments to the skylight to allow it to open. The current owners have been advised of their option to either pay the cost of repair to the existing skylight now and in future, or consent to the Strata replacing it with a non-opening one. Awaiting their decision.
- h. HC Front Door. Scraping. Roger will F/U.
- i. CP 101. Patio door cannot be locked. Roger will F/U regarding door alignment.

4. Bylaw Items

- a. CP 304 – Noise Complaint. Owners have been notified.
- b. Complaint regarding vehicle in Stall # 97. Roger contacted the owner and the issue has been resolved.

5. Security Items

- a. Access Control System. B/F.

6. Other

- a. Anita will get a refundable bottle/can bin to begin a pilot project. The bin can be purchased for \$16. She will monitor it's effectiveness on a daily basis.

Next Meeting: Tues, 28 Feb, 2017 – HC 106 @ 6.30 pm.

Meeting adjourned: 8.30 pm.