

Approved Minutes – Strata 2720 - Council Meeting - 28 Feb 2017

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

Absent: Atley Jonas

Minutes Taken by: Judy Phillips.

Quorum: Yes

Meeting called to order: 7 pm.

1. Review Minutes

The minutes of the of the Strata Council meeting of 17 Jan 2017 were adopted.

2. Financial Review

- a. Financial Statement. Account #650 (\$584.86) needs to be entered into account #6700 (general repairs/maintenance).
- b. Arrears. CP112 and HC208 are in arrears. Fines and interest will be applied.

3. Maintenance Items

- a. CP406 - request to install opening skylight. The owners provided details of the type of skylight they wish to install as well as a letter indicating their willingness to accept responsibility for any future costs for repair/maintenance/replacement. As the skylight is in need of replacement anyway, Council agreed that the Strata would contribute the dollar amount a non-opening one would have cost the Strata towards the opening one the owners have chosen.
- b. HC front door. There was an issue with the locking mechanism and also of the door dragging. Both issues have been dealt with.
- c. Ramp card reader. A large vehicle caused extensive damage to the stand and base. No one has accepted responsibility. It has been repaired.

4. Bylaw Items

- a. HC312 – noise complaint. Council is waiting for further information from the complainants.
- b. HC206 – The complainant will follow up with additional information.

5. Security Items

- a. Break-ins.
 - (i) Lock boxes were stolen. Roger contacted the realtors who indicated that they didn't contain keys to our building.
 - (ii) Roger confronted two guys who had gained access to the garage when a resident driving into the garage failed to stop and wait for the door to close. Roger reported the incident to the police, and provided them with video footage.
- b. Access Control System. Quotes from Cantec, M6 Security and Paladin as well as our specific needs and requests were discussed. Council agreed to award the contract to Paladin as they can provide everything we requested at a very good price - \$70,000, which is under our budgeted amount of \$100,000.

The instalment will be done in three phases -

 - (i) Priority. Two front doors and the door beside the garage ramp. This could be done in two weeks and would protect our perimeter. Paladin could supply the computer system, but can be purchased cheaper from a retail store.
 - (ii) Entry to the elevators, stairwells, locker rooms, access control system door and HC electrical room.
 - (iii) Interphones and access control systems.

All phases would take approximately 6-8 weeks to complete.

Next Meeting: Tues Mar 28, 2017 @ 6.30pm. CP106

Meeting adjourned: 8.30 pm.