

Approved Minutes – Strata 2720 - Council Meeting – March 28, 2017

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 6.35 pm.

1. Review Minutes

The minutes of the Strata Council meeting of 28 Feb 2017 were adopted

2. Financial Review

- a. Financial Statement. Garbage/recycling was over budget. Everything else was on budget.
- b. Arrears. The owner of HC208 has been paying his strata fee by e transfer for seven months. SIPM has now advised him that it is not an acceptable form of payment. The owner was unaware that his fees were in arrears. Strata Council agreed that SIPM should have notified HC208 after the first e-transfer, if it was not an accepted method of payment, not waited until 6 months later. Roger will advise SIPM in writing of Council's position.

3. Maintenance Items

- a. CP406 Skylight – request to install opening skylight. The owners provided a signed indemnity agreement. Council approved the agreement and to contribute normal replacement cost.
- b. Garage Gate – facade replacement. Council had agreed to this by email. Depend a Dor will carry out the work.
- c. HC Second Rooftop Ventilator – replacement. It has been approved in the budget, and \$86,000 has been allocated. Roger will put in the order. Council agreed.
- d. CP – cold corridors. A faulty furnace was the cause. The furnace is fairly new, so Roger will follow up on why it didn't operate as it should have during a cold snap.

4. Bylaw Items

- a. CP304 – Noise Complaint. Roger followed up with the complainants and a letter will be sent to the owners.
- b. CP308 – Noise Complaint. Atley emailed the complainants on 24 Mar 2017 requesting further information. He has not as yet received a response.

5. Security Items

- a. Break-ins. Atley posted security notices regarding the 18 Mar 2017 break-in. The police have been informed and have been given video footage.
- b. Access Control System – update. Paladin is concentrating on priority doors. Roger will follow up regarding progress. We have not received an exact date as yet.
- c. It has been brought to the attention of Council that there may be possible two short-term rental units in our buildings. Council will contact the owners to remind them that shortest rental permitted under Strata Bylaws is on a month to month basis and that a signed Form K is required for every change to the rentals.
- d. Gayle asked if we could have more security cameras to cover blind spots. B/F.
- e. CP exit door (east side) as well as first and second exit doors (west side) need to be fixed/adjusted.

Next Meeting: Tues 25 April 2017 @ 6.30 pm - HC417

Meeting adjourned: 8.25 pm