

Approved Minutes – Strata 2720 - Council Meeting – April 25, 2017

Attending: Roger Taylor, Anita Walper, Atley Jonas, Ian Froese

Absent: Judy Phillips, Gayle Chong

Minutes taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6.40 pm.

1. Review Minutes

The minutes of the Strata Council meeting of 28 Mar 2017 were adopted as amended.

2. Financial Review

- a. Financial Statement - Garbage/recycling, landscaping and bank charges may be over budget by year end.
- b. Arrears – SIPM did not report any arrears at the time of the meeting.

3. Maintenance Items

- a. Garage Gate – facade replacement has been ordered.
- b. HC second rooftop ventilator – confirmation of replacement cost has not been received.
- c. Bicycle room door closure has been replaced.
- d. Bicycles have been hung in the bicycle room that are not authorized or are misplaced. Council will look into this.
- e. A request was made to have the door closures slowed down to permit wheel chairs and baby buggies safer access.

4. Bylaw Items

- a. CP401 noise complaint - A letter will be sent to the owners.
- b. It has been brought to the attention of Council that there may possibly be two short-term rental units in our buildings. Council will contact the owners to remind them that the shortest rentals permitted under our Strata Bylaws is on a month to month basis and that a signed Form K is required for every change to the rentals.

5. Security Items

- a. Access control system update - Paladin is still working on the placement of fob pads that are acceptable to the Fire Department. The utility companies have not confirmed if they have received fobs for the entry system that are hard wired.
- b. Quotes have been requested for fob entry to the stairwell doors for both buildings.
- c. Thiessen Krupp installed the elevator fob pads in less time than expected so the cost will be lower.
- d. Quotes have been requested for push bars or levers that would be installed on the interior doors by the elevators in both buildings.

6. Other

Atley Jonas farewell – the completion date of his condo sale is May 30, 2017.

Next Meeting: Tues 23 May 2017 @ 6.30 pm – CP410

Meeting adjourned: 7:33 pm