

Approved Minutes – Strata 2720 - Council Meeting – June 20, 2017

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

Minutes Taken by: Judy Phillips

Quorum: Yes

Meeting called to order: 6.30 pm

1. Review Minutes

The minutes of the Strata Council meeting of May 23, 2017 were amended and adopted.

2. Financial Review

- a. Financial Statement – Landscaping, garbage/recycling, bank charges were over budget. Water and sewage costs were up. Everything else was on budget.
- b. Arrears – HC208 is in arrears. Fines and interest to be applied.
- c. Our insurance has been renewed.

3. Maintenance Items

- a. Garage Gate Facade Replacement – completed.
- b. HC Second Rooftop Ventilator – replacement has been ordered. Confirmed that there is no increase in cost.
- c. Window Washing – review quotes. Gregg's Window Cleaning - \$3,370 (including taxes). Emerson Exteriors - \$6,500 (plus taxes). Roger motioned that we accept the least expensive option. Council agreed.
- d. Exterior Cleaning – review quotes. Emerson Exteriors - \$9,400. Eagleye - \$12,500. Eagleye's quote includes cleaning the dryer vents. Emerson's quote did not include the dryer vents. Roger will ask if Eagleye's quote includes ALL of the dryer vents and the roofs. He will also get a price for just the dryer vents in order to assess the difference in the 2 amounts quoted. He will contact the council members by email rather than wait until the next meeting.
- e. Garage Pressure Washing – completed.
- f. Irrigation System – has been activated. There are 2 broken sprinkler heads. Roger has put a call in to Brendan Dueck of No Limits Irrigation.
- g. The owner of CP208 has reported “patterns” on the floor of the balcony. An inspection will be arranged.

4. Bylaw Items

- a. HC204 – Request for temporary exemption to rental restriction bylaw. The owner's reason for the request was discussed by Council who agreed to the exemption for 18 months under the “hardship clause”.
- b. Proposed wording for a bylaw regarding short-term vacation rentals – B/F.
- c. There has been no further correspondence from HC312 regarding the noise complaint.

5. Security Items

- a. Access Control– Phase II – West Stairwells Floors 1 to 4 – awaiting parts.
- b. TC Carrier Fob – the problem regarding the fob has been identified and resolved.
- c. Training Council Members – Roger will arrange for an evening to train council members how to program the enter phone on the computer and how to view video camera footage.
- d. Remote Access/Shaw Internet – Council agreed with Roger that it would be advisable to have remote access for the reprogramming of fobs, eg. The cost would be approximately \$50 a month.

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- e. Hedge/Bushes – South West Corner of CP – they need to be trimmed to improve visibility and security. The landscaper will be advised.

- 6. Other
 - a. Sutton – Property Management – Review Proposal. Many questions arose that need clarification from Sutton. This will be followed up.
 - b. Garage sign – Brought forward from the May 23, 2017 minutes. Anita will draft a new sign regarding the dumping of unwanted items in the garage.
 - c. Bike Hangers. Roger has been emailing owners regarding bikes being placed on the wrong hangers.

Next Meeting: July 11, 2017 @ 6.30 pm, CP106.

Meeting adjourned: 8.30 pm