

Approved Minutes – Strata Plan VIS2720 Meeting - August 15, 2017

Attending: Roger Taylor, Anita Walper, Gayle Chong, Judy Phillips
Absent: Ian Froese
Minutes Taken by: Judy Phillips Quorum: Yes

Meeting called to order: 6:40 pm

1. Review Minutes

The minutes of the Strata Council meeting of July 25, 2017 were amended and adopted.

2. Financial Review

- (a) Financial Statement - Invoices for janitorial, landscaping, gas, hydro, water and elevator are missing from the July 2017 financial statement. Balance sheet – accounts 3944, 3772 and 3238 should be closed and moved into 3011 – Approved Allocations;
- (b) Arrears - HC208 is in arrears. SIPM will be questioned why fines and interest were not applied as instructed in previous minutes.

3. Maintenance Items

- (a) Dryer vent cleaning – August 16-18, 2017;
- (b) Exterior cleaning – August 29-September 1, 2017. Residents will be asked to remove anything from the balconies that could be stained or streaked by cleaning agents. Plants, etc. on ledges should be removed. All windows should be closed;
- (c) Window washing – date to be determined;
- (d) CP208 – patio inspection. Doug Downs has determined that a small cut on the patio needs repair. CP 410 also has a small slit in the vinyl on the patio;
- (e) HC second rooftop ventilator replacement has been ordered – B/F;
- (f) Annual fire inspection has been completed, awaiting report;
- (g) HC104 - the new patio slab has considerable settling occurring. Roger is working with Eagleye to have it corrected.

4. Bylaw Items

- (a) Noise complaint against HC405 - clock radio going off at 6 am. Roger has spoken to the complainant and the occupant of HC405 and suggested they both close their windows at night;
- (b) Noise complaint - a resident has complained about dogs barking. The complainant knows only that the dogs are on the ground floor of HC. Council is awaiting the identification of the unit number from the complainant;
- (c) CP208 - The owners advised Gayle that they witnessed a Sysco Foods truck breaking off two large branches of one of our trees. The owners complained to Sysco. This will be followed up.

5. Security Items

- (a) Access control Phase II west stairwells floors 1 to 4 – awaiting parts, ETA September 30, 2017;
- (b) Council Members Training/Knowledge Transfer – 6 pm Thursday, September 7, 2017.

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6. Other

- (a) AGM - Roger will check with the Legion if the hall is available on October 10, 11 or 12, 2017;
- (b) Property management - Roger will give SIPM notice of termination of contract;
- (c) Fencing proposals - Gayle will follow up with Ian;
- (d) Garage ramp sign – B/F;
- (e) No smoking sign – B/F;
- (f) Bike clean up – B/F.

Next Meeting: September 19, 2017 @ 6:30 pm, CP 106

Meeting adjourned: 7:45 pm