

Approved Minutes – Strata Plan VIS2720 – Meeting on January 16, 2018

Attending: Gayle Chong, Roger Taylor, Joan McInnis, Anita Walper

Absent: Ian Froese, Shick Singh, Naomi Palulis

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:40 pm

1. Review Minutes

- (a) The minutes of the Strata Council meeting of December 19, 2017, were adopted as presented.

2. Financial Review

- (a) Financial Statement – B/F as no statements were received;
- (b) Arrears – B/F as no statements were received;
- (c) GIC – January 4, 2018 the 1 year GIC matured at \$271,149.11. Council approved a 1 year renewal at 2.25%.

3. Maintenance Items

- (a) Dryer vent cleaning – internal access to four units for cleaning and the rooftop vents is still required, the company is behind in their work – B/F;
- (b) Generator – replacement has been completed, however, the muffler is not silencing satisfactorily and the cover plate is still required – new muffler has been ordered;
- (c) HC115 – small amount of water ingress in patio door during the night of strong winds/snow. Monitoring. No recurrences reported.
- (d) HC108 – small amount of water ingress in large kitchen window during heavy rains. No obvious source. No recurrences. Monitoring
- (e) HC415 – skylight has been replaced;
- (f) CP206 and CP208 unit doors need to be replaced – the wrong doors were provided and new ones have been ordered;
- (g) Garage gate jumped the track on the left hand side – Roger repaired the gate;
- (h) HC elevator room light – requires replacement;
- (i) CP garage door with key pad is not latching closed and has been repaired twice already – to be looked into;
- (j) CP elevator cosmetic repairs – no quote has been received;
- (k) Garden maintenance – more TLC needed, Gayle will email the gardener.

4. Bylaw Items

- (a) HC208 – written complaint received January 14, 2018 about occupant hanging rugs/mats over balcony railings, no response received from tenant/owner;
- (b) HC108 – request for temporary exemption of Rental Bylaw was not granted. Owner was notified with reasons as to why and asked if they wanted a hearing. Owner appeared to be okay with the reasons provided and did not want a hearing.

5. Other

- (a) Property Management transition to Sutton Advantage will occur on February 1, 2018. Notices have been mailed by Sutton. Roger provided Sutton with a list of all owners' email addresses on January 5, 2018.
- (b) Fencing update – B.F;

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- (c) Janitorial company found a needle on the outside of CP west end stairwell – more information to come;
- (d) Council members training/knowledge transfer – B/F;
- (e) Succession planning – B/F;
- (f) Insurance claim regarding fall in HC stairwell – no further information received.

Next Meeting: March 1, 2018, at 6:30 pm in CP106

Meeting adjourned: 7:45 pm.