

# Approved Minutes – Strata Plan VIS2720 – Meeting on April 24, 2018

Attending: Roger Taylor: Anita Walper, Joan McInnis, Shick Singh

Absent: Ian Froese, Gayle Chong

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:45 pm

## 1. Financial Review

- a. February financial statements and arrears were not available from Sutton Advantage Property Management;
- b. March financial statements
  - (i) contingency trust fund equity summary needs to be amended as there are outstanding invoices,
  - (ii) the word "CASH" must be removed from the balance sheet and budget comparison,
  - (iii) water and sewer are over budget,
  - (iv) repairs and maintenance are over budget;
- c. Arrears  
HC204 was reported to have been fined a late fee, however, no communication had been sent regarding the arrears so the fine will be reversed.

## 2. Review Minutes

The minutes of the Strata Council meeting of March 20, 2018, were adopted as presented.

## 3. Maintenance Items

- (a) Dryer vent cleaning – birds have been nesting in the dryer vents and gaining access through damaged vent screens, Council agreed that all dryer vent screens needs to be replaced at an approximate cost of \$5,000;
- (b) CP206 and CP208 - door replacements have been delayed due to occupant absence;
- (c) HC elevator room light – parts are back ordered;
- (d) CP elevator door – a quote from Western Elevator Company was \$2000 for arborite that was a smaller pattern and \$2100 for stainless steel. Thiessen Krupp advised that it would be more efficient to replace the entire door for approximately \$5000. Council agreed that Western Elevator Company be authorized to install stainless steel on the existing elevator door;
- (e) CP106 patio light – new light fixture has arrived, awaiting the owner to return for installation;
- (f) CP front door was not closing properly as the latch was damaged and has been replaced;
- (g) Sign above garage door – awaiting quotes for the new sign;
- (h) Landscaping – BF;
- (i) Muffler replacement on backup generator – awaiting quotes;
- (j) Rooftops of both CP and HC have a lot of accumulated debris – Eagleye has been instructed to clean both buildings;
- (k) HC104 patio slab has separated from the building – Eagleye has been instructed to redo the slab;
- (l) HC317 water escape from ensuite bathroom into HC217 – the owners are to advise Council what the problem was and how it was repaired.

## Approved Minutes – Strata Plan VIS2720 – Meeting on April 24, 2018

### 4. Security Related Items

CP stairwell west exit was inspected and no signs of attempted entry were visible so a full length stainless steel astragal plate for the door is not required.

### 5. Other

- (a) Fencing update – Shick provided an update on behalf of the Fencing Committee and advised that he awaiting quotes for both the cabling and wiring;
- (b) Electric vehicle charging station (HC307) – Robin van Gessel arrived at 7:30 pm to present Council with initial information she explored for various types of electric vehicle charging stations. Council felt they needed more information regarding usage costs, multiple car outlets, ongoing and maintenance costs;
- (c) Succession planning – B/F.

Next Meeting: May 23, 2018, at 6:30 pm in HC106

Meeting adjourned: 10:05 pm.