

Approved Minutes – Strata Plan VIS2720 – Meeting on May 23, 2018

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

Absent: Ian Froese, Shick Singh

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:30 pm

1. Review Minutes

The minutes of the Strata Council meeting of April 24, 2018, were amended and adopted.

2. Financial Review

a. April financial statements

- (i) the word “CASH” must be removed from the balance sheet and budget comparison,
- (ii) no communication was sent for the February or March arrears,
- (iii) garbage and recycling, repairs and maintenance are over budget;

b. Arrears

All fines and interest for February, March and April will need to be reversed;

c. SAPM communication with owners – awaiting response;

d. Insurance renewal quote for 2018/2019 period received from Hub International is \$26,993.00, approximately a 5% increase, with a renewal date of June 13, 2018 – approved by Council;

e. Golden Glow Janitorial have requested a 3% increase – approved by Council.

3. Maintenance Items

- (a) Dryer vent cleaning – All vent covers with the exception of 4 (requiring unit access) have been replaced. It was noted that some of the debris had not been cleaned up on the property;
- (b) Roof debris cleanup is complete;
- (c) CP206 and CP208 - door replacements have been completed;
- (d) HC elevator room light – parts have arrived and will be replaced by Henneberry Electric;
- (e) CP elevator door the stainless steel cover has been installed;
- (f) CP106 patio light – new light fixture has arrived, the owner has returned so the work can now be completed;
- (g) Sign above garage door – awaiting quotes for the new sign;
- (h) Landscaping – B/F;
- (i) Muffler replacement on backup generator – still awaiting quotes;
- (j) HC104 patio slab has been completed, however, debris needs to be cleaned up;
- (k) CP410 and HC109 sliding glass door handles/locks have been replaced.

4. Bylaw Items

5. Security Related Items

Fencing update – B/F awaiting quotes for both the cabling and wiring;

6. Other

- (a) Electric vehicle charging station – B/F awaiting more information;

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- (b) Succession planning – B/F;
- (c) Garage gate incident on April 9, 2018 involving Lucas Tompkins on his motorcycle – Council received a letter dated May 7, 2018 from Mathew Melnyk of League and Williams Law Corporation. Roger will reply and provide videos and fob access reports.

Next Meeting: June 19, 2018, at 6:30 pm in CP106

Meeting adjourned: 9:30 pm.