

Unapproved Minutes – Strata Plan VIS2720 – Meeting on September 18, 2018

Attending: Gayle Chong, Gilbert Gutfreund, Roger Taylor, Shick Singh, Anita Walper,. Joan McInnis, and Janine Astleford CP204

Absent: Ian Froese

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:53 pm

1. Review Minutes

The minutes of the Strata Council meeting of August 22, 2018, were adopted.

2. Financial Review

- a. August financial statements appear to be over budget for garbage/recycling and hydro; hydro gave us their lowest rate – results requested two fold;
- b. Arrears – HC208 is in arrears so fines and interest will be applied.

3. Maintenance Items

- (a) Landscaping – three companies not interested, waiting for one more quote;
- (b) Muffler replacement/backup generator – still awaiting a quote with decibel frequency rating on the muffler – need information;
- (c) Depreciation Report – no response from RBC Consulting;
- (d) CP driveway east entrance – install angle iron \$4900, paving stones in driveway need repair and conduit - \$3100;
- (e) Garage ramp and surrounding walls need to be pressure washed, the cracks sealed (\$4800) and everything painted;
- (f) HC front entrance privacy screen – aluminum cost \$4200, Shick suggested plexiglass and will get a quote;
- (g) HC 4th floor hallway lights – Henneberry had the best price and will be give the go ahead;
- (j) Painting interior touch-ups – quotes will be ordered.

4. Bylaw items

- a. Short term rentals – increasing fines to match City of Victoria. Short term rentals are for less than 30 days. Set a clause at the AGM to match the City of Victoria increase maximum.

5. Security Related Items

- a. Fencing – survey mailed to 108 owners with 86 votes received back, 82 yes and 4 no resulting in 95.3% in favour and 4.7% against;
- b. Front entrance doors – security astragals received a \$900 quote, go ahead with quote;
- c. CP front entrance video camera – quote to come at AGM;
- d. CP west stairwell, first floor, wall in under stairs – go ahead with DougLes Consulting.

6. Other

- a. Electric vehicle charging; station – hydro needs more information;
- b. Succession planning - BF;
- c. Garage gate incident on April 9, 2018 – no response received, 2 year limit;
- d. Unit sales – HC301 and CP302;

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- e. Budgeting for Fiscal 2019 – Roger will forward form to Gilbert;
- f. AGM date, location and notices – the Legion has been reserved for the fourth week of October for either the 23rd or 25th.

Next Meeting: October 25, 2018, at 6:00 pm in the Legion on Gorge Road.

Meeting adjourned: 9:10 pm.