

Approved Minutes – Strata VIS2720 – Council Meeting - December 18, 2018

Attending: Roger Taylor, Janine Astleford, Dane Philpott, Anita Walper, Gayle Chong

Absent: Shick Singh, Marco Taccarelli

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:35 pm

1. Review Minutes
 - a. The minutes of the Strata Council meeting of November 20, 2018, were amended and adopted;
 - b. The minutes of the Annual General Meeting of October 25, 2018, were amended;
 - c. The minutes of the post Annual General Meeting Strata Council Meeting were approved.
2. Financial Review
 - a. November financial statements – Capital Concrete costs to come out of contingency approved fund;
 - b. Arrears – CP112 was charged wrong interest costs, fines to be assessed.
3. Maintenance Items
 - (a) Quieter muffler for backup generator – follow up if installed;
 - (b) Depreciation Report – Bruce Cheadle January 2019;
 - (c) HC308 kitchen window – source found and to be repaired;
 - (d) Garage door opener – what is the depth of the eye beam and make the beam lower or add extra beam, to be paid from repairs and maintenance;
 - (e) HC115 noise/vibration – disturb peace still to be determined;
 - (f) CP front door astragal was not locking – corrected;
 - (g) Eagleye invoice for past work – garage card reader replaced, CP406 water from roof, CP two doors replaced, dryer vents, CP404 skylight, general roof maintenance, patio balcony drain, totaling \$14,890.57;
 - (h) Victoria Fire Department annual inspection;
 - (i) CP111 tree down from windstorm – Tom Duke contacted;
 - (j) HC elevator needs repair.
4. Security Related Items
 - a. Fencing – trenching is done, FOBs are outstanding;
 - b. Front entrance doors security astragals – CP have been replaced, HC needs to be replaced;
 - c. Front entrance video cameras – Shick to get quotes.
5. Other
 - a. Garage gate incident on April 9, 2018 – no response received, 2 year limit;
 - b. HC entry door closers to parking need replacement.

Next Meeting: January 22, 2019, at 6:30 pm in HC106

Meeting adjourned: 8:45 pm.