

Approved Minutes – Strata Plan VIS2720 – Meeting on January 22, 2019

Attending: Anita Walper, Janine Astleford, Dane Philpott, Roger Taylor, Gayle Chong, Shick Singh, Marco Taccarelli

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:38 pm

1. Review Minutes

The minutes of the Strata Council meeting of December 18, 2018, were amended and adopted.

2. Financial Review

- a. December financial statements – Hydro costs are over budget;
- b. Arrears – CP112 will be fined and interest added;
- c. GIC renewal of \$277,249.96 – Council approved a 3 year investment approval of 3.150% with Prosperity Planning.

3. Maintenance Items

- a. HC308 kitchen window – the source of the leak was found, waiting for Doug Downs to return;
- b. Painting touch-ups – waiting for quotes on paint, Council will each seek out two choices for corner protection;
- c. Garage door opener has been replaced – beam width is 1”, 36” light curtain will cost \$450 and Dane will email the company our request for the light curtain;
- d. Rooftop ventilators – Victoria Refrigeration has been put on notice regarding the lack of communication of technicians when called out;
- e. CP front door fob reader/entry system – system is broken, Roger/Shick/Marco/Dane to control this matter;
- f. CP elevator fob reader – Controller 2 lost data;
- g. HC106 main bathroom water ingress by ceiling fan – water source discovered and waiting for roof to dry out;
- h. HC privacy screen – two people in HC have asked when replacement will happen, Council agreed to have the wood removed in preparation for replacement.

4. Security Related Items

- a. Fencing – waiting for parts, Paladin to install;
- b. Front entrance video cameras – waiting for quotes;
- c. Tower Fence to complete fence items;
- d. HC east stairwell to garage fence has been snipped, lower door hinge has been cut and needs replacement.

5. Other

- a. Garage gate incident on April 9, 2018 – no response received, 2 year limit;
- b. Fire exit signs - CP310 to prepare CAD plans for both buildings;
- c. HC front walkway plugs up and water collects, need new drain;
- d. Materials in garage not in parking stalls need to be removed;
- e. Bike rack cleanup to happen;
- f. Start talking about future building repairs, depreciation report.

Next Meeting: February 19, 2019, at 6:30 pm in CP106 Meeting adjourned: 8:45 pm.