

Approved Minutes – Strata Plan VIS2720 – Meeting on March 19, 2019

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

Absent: Shick Singh

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:33 pm

1. Review Minutes

The minutes of the Strata Council meeting of February 19, 2019, were amended and adopted.

2. Financial Review

- a. February financial statements – need to check that the Citadel Electric payment comes out of contingency reserve fund;
- b. Arrears – HC205 need to check if \$20 monthly charge still applies.

3. Maintenance Items

- a. HC308/HC408 kitchen window – work continues on Wednesday;
- b. CP membrane west stairwell – work to be done on Thursday;
- c. Painting touch-ups – work delayed until water damage is complete;
- d. HC/CP outside elevator corner protectors – Marco will prepare a sample;
- e. Privacy screens – B/F;
- f. Window washing – quotes have been requested from Victoria Window Cleaning and Greg's Window Washing; need the quotes before we hire a company to do the work.

4. Bylaw items

It has been noticed that construction garbage has been placed in the bins from a unit in HC.

5. Security Related Items

- a. Fencing gate/fob update – third gate is now active and an invoice from Security & Cellular Plus for \$1,618.11 should be paid out of contingency reserve fund;
- b. Front entrance video cameras – Shick to get quotes B/F;
- c. It was suggested we get a variance quote from the City for height of fence at front of HC for the AGM;
- d. A quote of \$543 per bollard for the front of both buildings has been received – Marco.

6. Other

- a. Garage gate incident on April 9, 2018 – no response received, 2 year limit;
- b. Fire exit signs – Matt Muzyka CP310 prepared the signs and they look good;
- c. HC207 water escape chain 2019-03-14 – affected Units 207, 107, 105, hallways on first and second floors, fire alarm panel - HC205 may be affected; no negligence by owner as hot water release failed and blew out bottom valve;
- d. Fire extinguisher HC west stairwell – HC402 cleaned up most of the mess;
- e. Depreciation report Bruce Cheadle – council decided not to use him; we need a new vendor
- f. South locker room door by CP elevators in the garage is broken and needs replacement;
- g. Fire panel downstairs – need parts for panel which have been ordered;
- h. Golden Glow has been looking for an increase in pay since June 2018;
- i. Flushing vertical stacks/horizontal stacks – do we need a recommended frequency to keep going.

Next Meeting: April 16, 2019, at 6:30 pm in HC417

Meeting adjourned: 8:28 pm.