

Approved Minutes – Strata Plan VIS2720 – Meeting on April 16, 2019

Attending: Roger Taylor, Anita Walper, Gilbert Gutfreund from Sutton Advantage Property Management, Janine Astleford, Dane Philpott, Shick Singh and Marco Taccarelli

Absent: Gayle Chong

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:35 pm

1. Gilbert Gutfreund to discuss strata insurance and dumping/garbage
 - (a) Gilbert advised that he receives all insurance information; gossip can be a problem; all insurance claims must be reported; section 159 requires that one must point out who caused the issue; strata needs a privacy officer on council; a water claim should include stopping the water, contacting the company for water mop up, contacting Gilbert and insurance broker;
 - (b) Gilbert advised that the dumping and garbage requires communication and privacy;
 - (c) Gilbert left the meeting at 8:05 pm.
2. Review Minutes

The minutes of the Strata Council meeting of March 19, 2019, were amended and adopted.
3. Financial Review
 - a. March financial statements – Roger will follow up on contingency interest; hydro, garbage and recycling are high;
 - b. Arrears – CP112 is outstanding so requires fines and interest.
4. Maintenance Items
 - a. HC308/HC408 kitchen window – require painting;
 - b. Garage roof outside CP102 – soil needs to be compacted and new landscaping with wood border is required by gas meter;
 - c. HC/CP corner protectors outside elevators – B/F;
 - d. Fire extinguishers HC west stairwell – two replaced;
 - e. Window washing quotes – (i) Glass Guys Property Services \$4,878.30 for late May; (ii) Squeaky Clean \$5,092.50 for mid to late May; Council adopted Squeaky Clean to wash the windows;
 - f. Hot water tanks – will required replacement in August 2020; a notice will need to be sent to the owners by June/July 2020 to replace their hot water tanks by August 2020;
 - g. Gas fireplaces – the current fireplaces are no longer valid and will need to be replaced; a new bylaw is needed to change the gas fireplaces to two years for repair;
 - h. SR20181026c Maintenance and safety - (iv) fire safety plans and lock boxes \$7,000 – work will be performed by Sterling Fire & Associates Inc.
5. The following items have been brought forward to the next meeting:
 - (a) CP driveway drain replacement \$5,000;
 - (b) CP driveway brick settling \$3,500;
 - (c) garage ramp retaining wall \$6,000; quotes were received for these three items and approved;
 - (d) Interior painting/touch ups \$12,000 quotes received
 - (i) D&M Platinum Painting \$11,025,
 - (ii) Peregrine Paint & Tile \$18,690;
 - (e) Hallway unit light fixtures one floor in HC \$3,000;
 - (f) Privacy screens \$5,000;

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- (g) Security related item – SR20181026d front entrance video cameras quotes?; CP driveway lighting (bollard selections – BEGA 77747 quotes?; fencing/gate stairwell to electrical substation;
- (h) Garage gate incident on 2018-04-018 no response received as of yet;
- (i) Water escape incident 2019-03-14 units affected HC207, HC107, HC105, 1st and 2nd floor hallways, HC fire alarm panel updates;
- (j) SR20181026b depreciation report and BECA \$40,000;
- (k) Eagleye;
- (l) Pine trees/landscaping quotes;
- (m) HC front entrance drainage.

Next Meeting: May 13, 2019, at 6:30 pm in HC106

Meeting adjourned: 9:50 pm.