

Approved Minutes – Strata Plan VIS2720 – Meeting on May 13, 2019

Attending: Anita Walper, Shick Singh, Janine Astleford, Dane Philpott and Marco Taccarelli

Absent: Gayle Chong, Roger Taylor

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 April 16, 2019, were amended and adopted.

2. Financial Review

- a. April financial statements appear to be in order;
- b. Arrears – CP112 is outstanding so requires fines and interest.

3. Maintenance Items

- a. HC308/HC408 kitchen window – work is completed and has a 10 year warranty. The owner does not want Eagleye to do any more work inside her unit;
 - b. Garage roof outside CP102 – Shick will speak to Doug and Tom about solutions;
 - c. HC/CP corner protectors outside elevators – B/F;
 - d. Window washing - Squeaky Clean has been scheduled for May 16 through May 27;
 - e. Garage pressure washing – Golden Glow has been scheduled for May 30 and 31;
 - f. Annual fire inspection – Cantec has been scheduled for June 26, Anita will work on the Manchester building and Janine will work on the Churchill Place building;
 - g. Irrigation – Grahams Irrigation has been contacted to come and repair/extend the system;
 - h. SR20181026c Maintenance and Safety
 - (i) CP driveway drain replacement \$5,000 and brick settling \$3,500 – Wet Coast Drainage Solutions has agreed to do both jobs and the end of the driveway for \$5,400 total,
 - (ii) Garage ramp retaining wall \$6,000 – Island Basement will repair the wall for \$2,362.50 inclusive with a 10 year warranty, Pro Works Painting will paint for \$2,425 inclusive,
 - (iii) Interior painting/touch-ups \$12,000 – D&M Platinum Painting has backed out of the job, Peregrine Paint & Tile quoted \$18,690, B/F to AGM,
 - (iv) Hallway unit light fixtures (1 floor) \$3,000 – B/F,
 - (v) Privacy screens \$5,000 – B/F talk to Roger.
4. Bylaw items that need to be reviewed and possibly updated are those relating to rentals, child care services, dogs and cars.
5. Security related items
- (a) SR20181026d (security)
 - (i) Front entrance video cameras was discussed and approved by Council, depending on testing of video quality from vendor and under approved AGM budget. Vendor will be Bullet Security,
 - (ii) CP driveway lighting bollard selection – Henneberry Electrical Contractors quoted \$343 per entrance light. Shick showed pictures of lighting options he tested in the entry and found a wall pack style that would work, approved by Council. This comes out of the CP Bollard project that was approved at the AGM,

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- (iii) Henneberry Electric quoted \$29,069.06 for the bollards, still looking into options to reduce costs to \$650 per bollard;
 - (b) Fencing/gate stairwell to electrical substation – North West Fencing quoted \$4,000 for white 8' fence and approved by Council; funds were coming from CRF – SR20181026c and SR20181026d;
 - (c) Privacy fence quote to move gate to allow access \$1,655.
6. Other
- (a) Garage gate incident on 20180408 – no response received as of yet;
 - (b) Water escape incident 20190314 – HC207/107/105, hallways, fire alarm panel - flooring in units installed, fire panel replaced, annual inspection scheduled, first coat of paint completed in HC105;
 - (c) SR20181026b Depreciation Report & BECA \$40,000 – B/F;
 - (d) Eagleye – Due to a recent decline in the quality of general workers and delays in completing projects, Council feels it would be best to use other contractors;
 - (e) Pine trees/landscaping quotes – trees outside metal fence are damaged and need to be removed, a land surveyor is being contacted;
 - (f) HC front entrance drainage – Wet Coast Drainage Solutions has offered \$5,400 total cost to do the entire runway, another cost of \$3,700 for a 10' California drain system.

Next Meeting: June 18, 2019, at 6:30 pm in CP106

Meeting adjourned: 8:45 pm.