

Approved Minutes – Strata Plan VIS2720 – Meeting on June 18, 2019

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

Absent: NIL

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 May 13, 2019, were amended and adopted;
- b. Minutes of April 16, 2019 Item 4g – Gas Fireplaces amendments
 - (i) main regulator no longer available so need to purchase full replacement fireplace,
 - (ii) Council plans to make an amendment at the next AGM by special resolution to amend the gas fireplace maintenance act from 5 years to 2 years.

2. Financial Review

- a. May 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 and CP102 outstanding garage roof - Council approved to pay \$32,188.86 = \$6,900 CP102, \$23,000 HC, \$2,2188.86 miscellaneous bills;
- b. HC/CP corner protectors outside elevators – Janine to get samples of corners;
- c. 7:30 pm Marco left the meeting;
- d. Annual fire inspection with Cantec – scheduled for June 26, 2019;
- e. Irrigation with Grahams Irrigation – suggestions need good control unit, Dane and Shick to get further information on savings;
- f. HC106 main bathroom ceiling repair – need guesstimate from Pro Pacific and Peregrin Paint;
- g. SR20181026c Maintenance and Safety
 - (i) CP driveway drain replacement \$5,000 and brick settling \$3,500 – Wet Coast Drainage Solutions to do work and provide conduits,
 - (ii) Garage ramp retaining wall \$6,000 with Island Basement – repairs are completed and painting will be done June 20 and 21,
 - (iii) Interior painting/touch-ups \$12,000 – need new quote, suggested obtaining quotes for 1st floor, 2nd-4th floors and stairwells,
 - (iv) Hallway unit light fixtures (HC 1st floor) \$3,000 – Henneberry Electrical to do work,
 - (v) Privacy screens \$5,000 – Shane will build metal/wood combo with color match.

4. Bylaw items - no items.

5. Security related items

- a. SR20181026d (security)
 - (i) Front entrance video cameras have been installed; replace three end of life cameras, approved by council. Shick to order.
 - (ii) CP driveway lighting bollard selection with Henneberry Electrical – intended bollard funds to come from contingency reserve fund;
- b. Fencing/gate stairwell to electrical substation – fence budget spent.

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6. Other

- a. Water escape incident 20190314 in HC207/107/105, hallways, fire alarm panel - flooring in units installed, fire panel replaced, annual inspection scheduled, first coat of paint completed in HC105, outstanding issues;
- b. SR20181026b Depreciation Report & BECA \$40,000 – request for quotes for Depreciation Reports and Insurance Appraisals sent to Pacific Rim Appraisals Ltd., Bell Appraisals, Suncorp Valuations and Island Depreciation Reports BC. One quote was received from Suncorp Valuations for \$4,250 depreciation and \$1,100 appraisals;
- c. Survey for property line between CP and BP to determine ownership of pine trees, Glenn Mitchell was really late;
- d. Pine trees/landscaping quotes – Davey & Advantage provided quotes for laurels \$2,100, trim \$700, trees around building \$2,500, all \$3,400;
- e. HC front entrance drainage – B/F.

Next Meeting: July 18, 2019, at 6:30 pm in HC417

Meeting adjourned: 9:17 pm.