

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

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

Absent: Gayle Chong, Shick Singh

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:30 pm

1. Review Minutes - The minutes of the Strata Council meeting of June 18, 2019, were amended and adopted.
2. Financial Review
 - a. June financial statements require \$7,340 moved from Repairs and Maintenance into the Contingency Reserve Fund SR20181026c;
 - b. Arrears – CP112 is outstanding so requires fines and interest.
3. Maintenance Items
 - a. Garage roof outstanding CP102 – no water ingress;
 - b. HC/CP outside elevator corner protectors – BF;
 - c. Irrigation – plan/quotes BF;
 - d. CP east stairwell handrail quotes – none received;
 - e. HC106 main bathroom ceiling require quotes – none received;
 - f. SR20181026c Maintenance and Safety
 - (i) CP driveway drain replacement \$5,000 and brick settling \$3,500 – Wet Coast Drainage Solutions has paid \$2,000 deposit each for a total of \$4,000, \$5,670 quoted per job = \$12,340, outstanding amount of \$840 to come from Repairs and Maintenance,
 - (ii) Interior painting/touch-ups \$12,000 – BF,
 - (iv) Hallway unit light fixtures (HC 1st floor) \$3,000 – BF,
 - (v) Privacy screens \$5,000 – two screens at the front of HC are complete;
 - g. HC elevator – ThyssenKrupp called for job;
 - h. CP elevator on third floor opens and closes – ThyssenKrupp called;
 - i. CP west stairwell outside door cost \$1,496.25 from residual Repairs and Maintenance with 10 year warranty and approved by Council;
 - j. Stalls 18-19 repair \$834.75 approved;
 - k. Garage ramp California drain – BF.
4. Bylaw items - no items.
5. Security related items
 - a. SR20181026d (security) CP driveway lighting - can get permit on bollard for LED lighting;
 - b. Side fencing/gate stairwell to electrical substation – full fence solution needs a DVP \$950 and Council meeting, delegated permit application \$200, Shick has numbers – BF;
 - c. Security incident 20190708 HC front door – attempted break in then let in, police have been provided with information, HC107 bike trailer stolen from downstairs.

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6. Other

- a. Water escape incident 20190314 in HC207/107/105 outstanding issues/deductible – owner will pay \$2,000, old insurance will pay \$8,000;
- b. SR20181026b Depreciation Report & BECA – Pacific Rim quoted \$6,100 + \$1,200 = \$7,000 but will do both for \$5,300;
- c. Survey for property line between CP and BP to determine ownership of pine trees - BF;
- d. Pine trees/landscaping quotes – Advantage Tree Care quote with more to come;
- e. Fire safety plans client short form handed out – require appointment of Fire Marshall and Deputy Fire Marshall;
- f. Locker room cleanup 20190720 – Golden Glo will arrive at noon to remove goods, more help is needed;
- g. HC308 request reassignment of parking stall closer to elevator.

Next Meeting: August 20, 2019, at 6:30 pm in HC417

Meeting adjourned: 8:55 pm.