

# Unapproved Minutes – Strata Plan VIS2720 – Meeting on Aug 20, 2019

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

Absent: Shick Singh

Minutes Taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:33 pm

1. Graeme Stirling Irrigation spoke to Council about a water quote – controllers, separate zones. Graeme provided information around separating watering into separate zones to help with the costs throughout the year using controllers.
2. Review Minutes - The minutes of the Strata Council meeting of July 18, 2019, were amended and adopted.
3. Financial Review
  - a. July financial statements – landscaping and management fee items are over budget;
  - b. Arrears – CP112 is outstanding so requires fines and interest;
  - c. GIC Renewal 20190824 approximately \$510K – 2 year renewal with Property Planning at Coast Capital was approved by Council.
4. Maintenance/Repaid Items
  - a. Irrigation – plan/quotes BF;
  - b. HC/CP outside elevator corner protectors – BF;
  - c. HC106 main bathroom ceiling repair – BF;
  - d. SR20181026c Maintenance and Safety
    - (i) CP driveway drain replacement \$5,000 and brick settling \$3,500 – Wet Coast Drainage Solutions needs to provide quote - BF,
    - (ii) Interior painting/touch-ups \$12,000 – BF,
    - (iii) Hallway unit light fixtures (HC 1st floor) \$3,000 – BF,
  - e. CP elevator on third and fourth floors opens and closes – ThyssenKrupp called;
  - f. Garage level crack repairs with Island Basement Systems - BF;
  - g. Garbage – Gilbert at Sutton Advantage, Roger will call Gilbert;
  - h. HCx05 plumbing stack – upper part of stack indicates a partial blockage with the noise provided, Drain Pro to come Friday to check out problem.
4. Bylaw items - HC306 has an accumulated amount of cigarette butts stashed on their balcony. A complaint filed nine months ago did not comply with written form of complaint until August 15, 2019.
5. Security related items
  - a. SR20181026d (security) CP driveway lighting - permit on bollard for LED lighting BF;
  - b. Fencing HC west end – on hold;
  - c. Fencing stairwell to Electrical Substation – BF;
  - d. Security incident – a passerby spoke to Shick about three people trying to break in to HC.
6. Other
  - a. Water escape incident 20190314 in HC207/107/105 - outstanding issues of hallway painting;
  - b. SR20181026b Depreciation Report & BECA – resend quotes to Council for review;
  - c. Trees between CP and BP survey results with Arborist – Gravity Land Surveying cost \$2,800, Roger to write a letter;

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- d. Fire safety plans appointment of Fire Marshall and Deputy Fire Marshall – Marco Taccarelli appointed Fire Marshall and Gayle Chong appointment Deputy Fire Marshall;
- f. HC front entrance drainage - BF;
- g. Bike locker rood – cleaned up;
- h. AGM preparation Budget, Bylaw Amendments, Special Resolutions, Date, Notices –  
Budget: insurance, landscaping, janitorial  
Bylaw Amendments: gas fireplaces reducing from 5 to 2 years  
Special Resolutions: survey expense, arborist, irrigation system, fences  
Date: October 17 to 23, 2019 to be determined  
Notice: Sutton Advantage to be notified.

Next Meeting: September 24, 2019, at 6:30 pm in CP106

Meeting adjourned: 8:53 pm.