

Unapproved Minutes – Strata Plan VIS2720 – Meeting on September 24, 2019

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

Absent: Janine Astleford

Minutes taken by: Anita Walper

Quorum: Yes

Meeting called to order: 6:45 pm

1. Review Minutes - The minutes of the Strata Council meeting of August 20, 2019, were amended and adopted.
2. Financial Review
 - a. August financial statements – appear to be in order;
 - b. Arrears – CP112 is outstanding so requires fines and interest, HC109 is a new owner, HC317 is one month in arrears.
3. Maintenance/Repair Items
 - a. HC/CP outside elevator corner protectors – BF;
 - b. HC106 main bathroom ceiling repair – awaiting response;
 - c. SR20181026c Maintenance and Safety
 - (i) Interior painting/touch-ups \$12,000,
 - (ii) Hallway unit light fixtures (HC 1st floor) \$3,000;
 - e. CP elevator 3rd floor Ghost Door open/close – corrected issue;
 - f. Garage level crack repairs with Island Basement Systems – work is scheduled for October 10 so vehicles will need to be moved;
 - g. Garbage/recycling;
 - h. HCx07 plumbing stack – toilet issue in HC107;
 - i. HC115 laundry – some soap showing up on floor.
4. Bylaw items – CP111 has an overweight large dog met in green space and off leash. The owner did not clean up after the dog.
5. Security related items
 - a. SR20181026d (security) CP driveway lighting – bollards cost \$262 each and they are black, order one to view;
 - b. Fencing HC east end – fence was moved and gate installed by North West Fencing for \$4,585.00, pay out of contingency reserve;
 - c. Fencing stairwell to Electrical Substation – work completed, approve North West Fencing for \$4,135.00 and Acme Safe for \$394.19 from contingency fund;
 - d. Cameras updated;
 - e. CP/HC front door lighting – Henneberry installed the wrong lights;
 - f. East garage exit has a temporary fencing sign installed because of the dumping and overnight issues in the area;
 - g. Fence around HC – Shick provided a color map showing fence location, \$60,000 for whole project or \$5,000 for gate at west end of HC;
 - h. Marco advised he removed homeless people and their tools from the east end door of HC on September 17, 21 and 24 and advised the police of same.
6. Other
 - a. Water escape incident 20190314 in HC207/107/105 - outstanding issues meeting Thursday;
 - b. SR20181026b Depreciation Report – deposit initiated;
 - c. Trees between CP and BP – OK to go ahead with Advantage Tree Care;
 - d. HC front entrance with drainage – work in progress;
 - e. AGM preparation 2019 Budget, Bylaw Amendments, Special Resolutions, Notices.

Next Meeting: AGM on October 22, 2019, at 6:15 pm in Legion

Meeting adjourned: 9:55 pm.