

**MEETING OF THE EXECUTIVE COUNCIL
STRATA PLAN VIS2720 – HAMPTON/CHURCHILL
HELD ON TUESDAY, May 19, 2020 AT 7:00PM**

COUNCIL MEMBERS:

ANITA WALPER

GAYLE CHONG

TYRA SHUPE

LIAM NORBY

MARCO TACCARELLI/GAYLE CHONG

MARCO TACCARELLI/LIAM NORDBY

DANE PHILPOTT

HEIDI FOWLER

CHAIRPERSON

TREASURER

SECRETARY

SECURITY

FIRE MARSHALS

BUILDING MAINTENANCE

LANDSCAPING

MEMBER AT LARGE

SHICK SINGH

SUB-COMMITTEE (SECURITY)- Absent

GILBERT GUTFREUND

DON BRIDGER

PROPERTY MANAGER

ACCOUNTANT

Jeff Kosar

Resident CP

1. CALL TO ORDER:

Call to Order - May 19, 2020 at 7:08 pm

2. APPROVAL OF MINUTES:

Approval of April 28, 2020 Council Minutes as amended

Amend date to 2020

Correct spelling of Liams name to Nordby

Change in header - switch "Landscaping" and "Dane" to correct columns

Moved by - Tyra Shupe

Seconded by- Gayle

Carried

3. ARISING BUSINESS:

Motion to have Gilbert chair May meeting

Moved by - Heidi

Seconded by Dane -

Carried

Gayle:

HC209

\$505.40

finest and interest

Follow up on CP111 for fine payment

4. **BUSINESS ARISING:**

Anita to provide spreadsheet with list of hot water tanks and replacement times.

Jeff Kosar has requested to meet with Council to discuss his hot water tank replacement. Mr. Kosar will not be permitted to speak at the meeting, only listening to the meeting.

Golden Glow Cleaning has requested a 5% increase in his budget for cleaning in and around our two buildings. He asked for a cost of living increase two years ago and it was never acknowledged.

Gayle - Motion to approve the 5% increase commencing May 1, 2020

Moved by - Gayle Seconded by - Marco Carried

Real Estate Key Boxes -

Motion - make a house rule that we no longer allow lock boxes to outside of building.

Moved by - Liam Seconded by - Anita Carried

Motion- Marco to obtain padlock on metal rings outside building to ensure no lockboxes are installed

Moved by - Liam Seconded by - Marco Carried

Property Manager will contact Real Estate board to follow up on concerns of lock boxes outside building.

5. **CORRESPONDENCE:**

BECA report status - defer to June meeting

Motion to defer

Moved by - Gail Seconded by - Marco Carried

RJC - \$15,500+Taxes

Morst Hurstfield - \$9,800+ taxes

Depreciation Report status - defer to June meeting

Motion - to defer to June meeting

Moved by - Gail Seconded by - Anita Carried

6. **TREASURER'S REPORT:**

Review Financial Statement of April 2020

Water is high again - Don Bridger to investigate and inform Gayle of findings on why
Water is \$12,000 currently over budget

Property Manager to provide Heidi list of owners email addresses

HUB International – submit strata insurance forms

Reply has been submitted to HUB Insurance to allow for renewal to proceed.

7. **GROUNDS DIRECTOR'S REPORT:**

Dane:

Driveway replacement with California drain

Underground ventilation fan repairs

Security gates

CP gate Found to be jammed open.

Quote from Coral Canada Wide for new HVAC equipment

Quote to fix - \$1024.67

Motion to complete deficiencies of HVAC units

Moved by - Dane

Seconded by - Tyra

Carried

Property Manager to issue work order to complete the repairs

Motion -Anita nominated to deal with the janitorial company as a front person

Moved by - Gayle

Seconded by - Laim

Carried

Dane to provide update on signage stating private property. How many do we have and how many do we need?

Marco:

Contact with City of Victoria about approval of fence around HC perimeter.

Still no update

Razor wire placement on our property needs to be discussed by Council.

8. PROPERTY MANAGER'S REPORT:

Shawn Solnik, renter in CP111, wrote Gilbert about the dog complaint and that his dog was not the one responsible for the deposits on our lawn. He wants to be cleared of this claim.

Property Manager will inform CP111 tenant of consideration of retraction of the fine towards dog upon further investigation. All other fines stand.

Property Manager to follow up on having Appraisal carried out.

Property Manager also will be following up to find the load calculation in the underground parking for electric vehicles.

9. NEW BUSINESS:

Marco:

Contact electrical engineers to quote on load capacity
Morgan Osbourne Electric 250-386-1094 Dwayne Morgan

Gilbert has requested a \$5.00 per door increase in his budget for this year ($5 \times 108 = \$540.00$)

*In Camera

10. ADJOURNMENT:

Meeting adjourned at 9:39 pm

Next meeting scheduled for: June 23, 2020 @ 7:05 pm

Location: Zoom